

## **Greater Cambridge HELAA (2021)**

### **Appendix 4: Proformas for all HELAA sites (Part A)**

Covering Cambridge city wards and South Cambridgeshire parishes from Arrington to Fowlmere

## Contents

Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN .....	8
Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk, CB5 8QD .....	14
636 - 656 Newmarket Road (Policy 27 - R6), CB5 8RL .....	20
Telephone Exchange south of 1 Ditton Lane, CB5 8SP .....	26
137 Histon Road, Cambridge, CB4 3JD .....	31
Willowcroft, 137-143 Histon Road (Policy 27 - R2), CB4 3HZ .....	37
137 and 143 Histon Road, Cambridge, CB4 3JD .....	43
Land north of Madingley Road, Cambridge, CB3 0EG .....	49
Land cornering M11 and Madingley Road, Cambridge, CB3 0ET .....	55
Land south of Coldhams Lane, Cambridge, CB1 3UN .....	61
Fulbourn Road West 1 & 2, Cambridge, CB1 9 .....	67
Land south of Coldhams Lane, Cambridge, CB1 3LH .....	73
South of Coldham's Lane Area of Major Change (Policy 16), CB1 3LH .....	80
Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge, CB1 3PW .....	87
Clifton Road Industrial Park, Cambridge, CB1 7EB .....	93
The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7), CB1 8DH .....	99
149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8), CB1 7BX .....	105
Clifton Road Area (Policy 27 - M2), CB1 7PP .....	110
Addenbrookes Hospital Extension, Cambridge, CB2 0QQ .....	116
Land south of Addenbrooke's Road, Trumpington, CB2 9NE .....	122
North Cambridge Academy, Arbury Road, Cambridge, CB4 2JF .....	128
Hawthorn Community Centre, Haviland Way, Cambridge, CB4 2RA .....	134
Bellerbys College, Arbury Road, Cambridge, CB4 2LE .....	139
Parkside Subdivisional Police Headquarters, Parkside, Cambridge, CB1 1JG .....	145
Cambridge Assessment, 1 Hills Road, Cambridge, CB1 2EU .....	151
Land south of Bateman Street, Cambridge, CB2 1LQ .....	157
Police Station, Parkside (Policy 27 - M4), CB1 1JG .....	163
82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5), CB2 1LR .....	169
New Museums, Downing Street, Cambridge, CB2 3QY .....	175
Old Press/Mill Lane, Cambridge, CB3 9EP .....	181
379 - 381 Milton Road (Policy 27 - M1), CB4 1SR .....	187
University Football Ground, Grange Road, Cambridge, CB3 9BN .....	193
Land south of Wilberforce Road, Cambridge, CB3 9AD .....	199
Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge, CB3 0EQ .....	205
Land at Wolfson Court, Clarkson Road, Cambridge, CB3 0HD .....	211
Land south of 8-10 Adams Road, Cambridge, CB3 9AD .....	217
Triangle Site, Stacey Lane, Cambridge, CB3 9AD .....	223

Land off The Lawns, Cambridge, CB3 0RU .....	229
West Cambridge (M13 Designated Site), CB3 0EL.....	235
Land on north side of Station Road, Cambridge, CB1 2JB .....	242
100-112 Hills Road, Cambridge, CB2 1LQ.....	248
Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge, CB1 2LT .....	254
Kett House and 10 Station Road, Cambridge, CB1 2BJ .....	260
Travis Perkins, Devonshire Road, Cambridge, CB1 2BJ .....	266
Travis Perkins, Devonshire Road (Policy 27 - R9), CB1 2BJ .....	272
Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge, CB1 2LF ...	278
Land west of Baldock Way, Cambridge, CB1 7TX .....	284
Cambridge Biomedical Campus Extention (North of Granham's Road), CB2 0SL.....	289
Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge, CB1 8NQ.....	295
Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11), CB1 3HY .....	301
315 - 349 Mill Road and Brookfields (Policy 27 - R21), CB1 3DP .....	307
Cambridge 'D' Telephone Exchange, High Street, Trumpington, CB2 9HR.....	313
Telephone Exchange and Car Park, Long Road, Cambridge, CB2 8HG .....	319
Land west of Trumpington Road, Cambridge, CB2 8FA .....	325
BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14), CB2 8HG.....	331
CPDC, Foster Road (Policy 27 - R16), CB2 9NL .....	337
Clare College Sports Ground, Bentley Road, Cambridge, CB2 8AW.....	343
Henry Giles House, 73-79 Chesterton Road, Cambridge, CB4 3AP .....	349
Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4), CB4 3AP.....	355
Shire Hall, Castle Street, Cambridge, CB3 0AJ.....	361
Land south of Whitehall Farm, Arrington, SG8 0AD .....	367
Land to the south-west of Ermine Way, Arrington, SG8 0AG.....	373
The Babraham Research Campus, Cambridge, CB22 3AT .....	379
The Babraham Research Campus, Cambridge, CB22 3AT .....	385
Land adjacent to Babraham, CB22 3AF, CB22 3AP, CB22 3AG, CB22 3AZ .....	391
Land to the south of Babraham Road and east of site H1c, Sawston, CB22 3JH.....	399
Land west of Wratting Road, Balsham, CB21 4DW .....	405
Land off High Street and east of Fox Road, Balsham, CB21 4EW.....	411
Land south of Old House Road, Balsham, CB21 4EF .....	417
Land south of the High Street ,Balsham, CB21 4EP .....	422
Land north of West Wickham Road, Balsham, CB21 4DZ .....	428
Land to rear of Lower Farm, 117 High Street, Balsham, CB21 4EP .....	433
Land off Orwell Road, Barrington, CB22 7SE.....	439
Land to the east of Haslingfield Road, Barrington, CB22 7RG.....	445
3 Hills Farm, Ashdon Road, Bartlow, CB21 4PW .....	451
Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn, SG8 5PD .....	457

Land south of Chestnut Lane, Bassingbourn Cum Kneesworth, SG8 5JH .....	463
Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth, SG8 5JG.....	469
Land west of South End, Bassingbourn, SG8 5NL.....	475
Land at Beauval Farm, Old North Road, Bassingbourn, SG8 5JR.....	480
Land south of The Causeway, Kneesworth, SG8 5JD .....	486
Land at Clear Farm, South End, Bassingbourn, SG8 5NL .....	491
Land to the south of The Causeway, Kneesworth, SG8 5JD .....	497
Land off Elbourn Way, Bassingbourn, SG8 5UJ.....	502
Land off The Causeway, Bassingbourn, SG8 5FJ.....	508
Land off Poplar Farm Close, Bassingbourn, SG8 5NP.....	513
Land at Wireless Station Park, Chestnut Lane, Kneesworth, SG8 5JH .....	519
Land north of Elbourn Way and The Limes, Bassingbourn, SG8 5ND.....	525
Land east of Ermine Street, Kneesworth, SG8 5JG .....	531
Land off Brook Road, Bassingbourn, SG8 5NT.....	537
Land off North End, Bassingbourn, SG8 5NW .....	543
Land north of Chestnut Road, Bassingbourn-cum-Kneesworth, SG8 5JF .....	549
Land adjacent to Bassingbourn Nr Royston Hertfordshire, SG8 5NS .....	555
Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn, SG8 5JG.....	561
Land north and south of Whaddon Gap, Whaddon, SG8 5SQ.....	567
Land to the east of Old North Road, Kneesworth, SG8 5JG .....	573
Land adjacent to 37 Broadway, Bourn, CB23 2TA.....	579
Land off Hall Close, Bourn, CB23 2SN.....	584
Land at Davids Lodge and to the north, Old North Road, Bourn, CB23 2TZ.....	590
Land east of Alms Hill, Bourn, CB23 2SY.....	596
Park Farm, Broadway, Bourn, CB23 2TA.....	602
Land at Rockery Farm, The Broadway, Bourn, CB23 2TA.....	608
Land at Bourn Airfield, south of Wellington Way, Bourn, CB23 7NX.....	614
Land rear of 62-84 West Drive, Caldecote, CB23 7NY .....	620
DB Group (Holdings) Ltd, Wellington Way, Bourn, CB23 2TQ.....	626
Land north east of Bourn, CB23 2TT.....	632
Land west of Broadway, South of Beaufort Road, Cambourne, CB23 6FP .....	638
Land north of Cambourne, Knapwell, CB23 4, CB23 8 .....	644
Land off School Lane, Boxworth, CB23 4ND.....	651
Temporary site compound, Land at Boxworth Road, Swavesey, CB23 4AA .....	656
Brickyard Farm, Boxworth Farm, Boxworth, CB23 4WU .....	662
Land to the south of the A14 Services, Boxworth, CB23 4AA .....	668
Land to the south of the A14 Services, CB23 4WU.....	674
Land east side of Highfields Road, Highfields Caldecote, CB23 7NX.....	680
Land west side of Strympole Way, Highfields, Caldecote, CB23 7ZJ .....	685



Land at Highfields (phase 2), Caldecote, CB23 7FF .....	691
Land east side of Highfields Road, Highfields, Caldecote, CB23 7ZA .....	697
Land at Highfields (phase 3), Caldecote, CB23 7ZB .....	702
Land at Oak Tree Cottage, Cambridge Road, Caxton, CB23 3PH.....	708
Land to the east of Caxton Gibbet Services, Caxton, CB23 3AS .....	713
Scotts, High Street, Castle Camps, CB21 4SX .....	719
Land off Camps Road, Bartlow, CB21 4PR and CB21 4PP .....	725
Home Farm, Caxton, CB23 3PQ .....	731
Caxton Depot, Ermine Street, Caxton, CB23 3PG .....	737
Land off Brockholt Road, Caxton, CB23 3PR.....	742
Land off St Peters Lane and Tates Field, Caxton, CB23 3PX.....	748
Land off Tates Field, Caxton, CB23 3PX.....	754
Grange Farm, Bourn Road, Caxton, CB23 3PP .....	759
Land at 20 Bourn Road, Caxton, CB23 3PP .....	765
Land at St Peters Street, Caxton, CB23 3PL.....	771
Land off St Peters Street, Caxton, CB23 3PS .....	777
Ermine Street, Caxton, CB23 3PQ .....	783
Land adjacent A1198, Caxton, CB23 3PQ .....	788
Land south of Bourn Road, Caxton, CB23 3PP.....	794
Land at Vine Farm and to the south of Caxton, Caxton, CB23 3PL .....	800
Land south of School Lane, east of A1198, Cambourne, CB23 5DJ.....	806
Land at Grange Farm, Caxton, CB23 7PZ .....	812
Land south west of Lower Cambourne, CB23 3PR .....	818
Land south of A428 and west of the A1198, Caxton, CB23 3PD .....	824
Land north and south of Cambridge Rd, Eltisley, PE19 6TR.....	831
Land south west of Caxton Gibbet, CB23 3PD.....	837
Land to the rear of 40 West Street, Comberton, CB23 7DS.....	843
Land west of South Street, Comberton, CB23 7EB.....	849
Land at Branch Road and Long Road, Comberton, CB23 7DL.....	855
Land to the west of South Street, Comberton, CB23 7DR .....	861
Land off Branch Road and Long Road, Comberton, CB23 7DF.....	867
Land at Comberton Road, Comberton, CB23 7BU.....	873
Land at Bush Close, Comberton, CB23 7AP .....	879
Land at Barton Rd, Comberton, CB23 7BU.....	885
Land adj (north) to 69 Long Road, Comberton, CB23 7DG.....	891
Madingley Mulch, Madingley Road, Cambridge, CB23 7PH .....	897
Land south of West Street and west of South Street, Comberton, CB23 7DU.....	903
Land at Elsworth Road, Conington, CB23 4LW.....	909
Land at Elsworth Road, Conington, CB23 4LW.....	915

Land at Silverdale Close, Coton, CB23 7GY .....	921
College Farm, Whitwell Way, Coton, CB23 7PW .....	927
Haelan Feld Farm, Twenty Pence Road, Cottenham, CB24 8PS .....	933
Oakington Road, Cottenham, CB24 8TW.....	939
Land between 144-146 Histon Road, Cottenham, CB24 8UG .....	944
Land off 335 High Street, Cottenham, CB24 8TX.....	949
Land off Victory Way, Cottenham, CB24 8TG .....	955
Land to the rear of 38 Histon Road, Cottenham, CB24 8UF .....	961
Land Between 135 and 149, Histon Road, Cottenham, CB24 8UQ .....	966
Ramphill Farm, Rampton Road, Cottenham, CB24 8TJ.....	972
Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham, CB24 8SL .....	978
Land to the rear of High Street, Cottenham, CB24 8SA .....	984
Cottenham Sawmill, Histon Road, Cottenham, CB24 8UD .....	990
Histon Road, Cottenham, CB24 8UQ .....	995
Land to north of Oakington Road, Cottenham, CB24 8UG.....	1001
Land at Beach Road, Cottenham, CB24 8AL.....	1006
Land to the south of Oakington Road, Cottenham, CB24 8AD .....	1012
Land at Beach Road, Cottenham, CB24 8AL.....	1018
Land at Beach Road, Cottenham, CB24 8XP.....	1023
Old Highways Depot, Twenty Pence Lane, Cottenham, CB24 8SP.....	1029
Land to the north of Oakington Road, Cottenham, CB24 8TW .....	1035
Land at Two Mill Field, Cottenham, CB24 8TG .....	1041
Land north of Kingfisher Way, Cottenham, CB24 8SW .....	1047
Land west of Broad Lane, Cottenham, CB24 8SW .....	1053
Land off Kingfisher Way, Cottenham, CB24 8SW .....	1059
Dataracks, Stagwood House, Beach Road, Cottenham, CB24 8FP .....	1065
60 Beach Road, Cottenham, CB24 8RG .....	1071
Land at Beach Road, Cottenham, CB24 8RG .....	1077
Land to the west of Beach Road, Cottenham, CB24 8RG.....	1083
Land to the south west Short Drove, Cottenham, CB24 8RW.....	1089
Land off Beach Road, Cottenham, CB24 8AL .....	1095
Land off Short Drove, Cottenham, CB24 8AL.....	1101
Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham, CB24 8FP .....	1106
Land at Croxton, PE19 6SS.....	1112
Land south of A428, Croxton, PE19 6SX .....	1118
Land west of Church Lane, Croydon, SG8 0DX.....	1124
Land at Park Street, Dry Drayton, CB23 8DA.....	1130
Land to the west of Oakington Road, Dry Drayton, CB23 8DE .....	1136
Land off Cotton's Field, Dry Drayton, CB23 8DG .....	1142

Land at Park Lane, Dry Drayton, CB23 8DB .....	1148
Land between A428 and St Neots Road, Hardwick, CB23 8AY .....	1154
Land to the north of High Street, Dry Drayton, CB23 8EG .....	1160
Land to the west of Searles Meadow, Dry Drayton, CB23 8BW.....	1166
Scotland Farm, Dry Drayton, CB23 8AU .....	1172
Land on the north side of Madingley Road, Dry Drayton, CB22 8DB.....	1178
Land south of Crafts Way, Bar Hill, CB23 8TP .....	1184
Land to the north of St Neots Road, Hardwick, CB23 8AY.....	1190
Scotland Farm, Dry Drayton, CB23 8AU .....	1196
Land to the west of Scotland Road, Dry Drayton, CB23 8AR.....	1202
Land north of Dry Drayton, CB23 8AU .....	1208
Land to the east of Scotland Road, Dry Drayton, CB23 8BN .....	1214
Scotland Farm (East & West), Scotland Road, Dry Drayton, CB23 8BN .....	1220
Land to the east of Oakington Road, Dry Drayton, CB23 8DE.....	1226
Busters Farm, 32 St Peters Street, Duxford, CB22 4RP .....	1232
Land at Maarnford Farm, Hunts Road, Duxford, CB22 4RE .....	1238
Land to east of A1301, Hinxton and north of A505, near Whittlesford, CB10 1RG .....	1244
36 Smith Street, Elsworth, CB23 4HY .....	1250
Land at Pitt Dene Farm, Meadow Drift, Elsworth, CB23 4HS.....	1255
Land off Boxworth Road, west of The Drift, Elsworth, CB23 4JN.....	1261
Land at Meadow Drift, Elsworth, CB23 4HS.....	1267
Martins Farm, 53, Boxworth Road, Elsworth, CB23 4JQ.....	1273
Fardells Lane, Elsworth, CB23 4JE .....	1278
Land at Crow Green, north-east of Caxton Gibbet, CB23 3PD .....	1284
Land at Pitt Dene Farm, Elsworth, CB23 4HS.....	1290
Land south of St Neots Road, Eltisley, PE19 6TQ .....	1296
Land south of St Neots Road, Eltisley, PE19 6TE .....	1302
28 The Green, Eltisley, PE19 6TG .....	1308
Land north of Croxton Rectory, off A428, Eltisley, PE19 6TG .....	1314
Land south of A428, Eltisley, PE19 6SX.....	1320
Land to the east of Ditton Lane, Fen Ditton, CB5 8SS .....	1326
Land at Horningsea Road, Fen Ditton, CB5 8SZ.....	1332
Land at Ditton Lane at junction with High Ditch Road, Fen Ditton, CB5 8TE .....	1338
Land south of 142 Ditton Lane, Fen Ditton, CB5 8SS .....	1344
West of Ditton Lane, Fen Ditton., CB5 8SZ.....	1350
Land to the east of Horningsea Road, Fen Ditton, CB5 8TF.....	1356
Longfield Farm, Newmarket Road, Fen Ditton, CB1 9AT.....	1362
Land adjoining 35 Cootes Lane, Fen Drayton, CB24 4SL.....	1368
Land west side of Honey Hill, Fen Drayton, CB24 4SF .....	1373

Land at Honey Hill, Fen Drayton, CB24 4SF .....	1378
Land at Swavesey Road, Fen Drayton, CB24 4SF .....	1383
Land at Ridgeley Farm, High Street, Fen Drayton, CB24 4SJ .....	1389
Land east of Cambridge Road, Fen Drayton, CB23 4LU .....	1395
Land to the south of Vermuyden way, Fen Drayton, CB24 4SZ.....	1401
Land to north-east side of Long Lane, Fowlmere, SG8 7TG .....	1407
The Way, Fowlmere, SG8 7QS .....	1413
Land west side of Long Lane, Fowlmere, SG8 7TG.....	1419
Land west side of London Road, High Street, Fowlmere, SG8 7SG .....	1425
Land off Butts Lane, Fowlmere, SG8 7SY.....	1432
Land West of High Street, Fowlmere, SG8 7SG .....	1437
Land on north-east side of Long Lane, Fowlmere, SG8 7TG .....	1443
Land on north-east side of Long Lane, south of Linden House, Fowlmere, SG8 7TG .....	1449
Land off Long Lane, Fowlmere, SG8 7TG.....	1455
Land at Rectory Lane, Fowlmere, SG8 7TL .....	1460
The Triangle, Fowlmere, SG8 7QN .....	1466
Land to the south of Lanacre, Chrishall Road, Fowlmere, SG8 7RY .....	1472
Land to the west of Chrishall Road, Fowlmere, SG8 7RY.....	1478

# Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN

Site Reference: 40123

Map 1: Site description - Abbey Stadium, Newmarket Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Office, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	2133
Proposed housing units	368

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	<p>Within the Cambridge urban area. Defined in the Cambridge Character Assessment 2003 as part of the 'Defining Character' of Cambridge. The site is within one of Cambridge's Green Corridor Character Types and specifically the East Cambridge Corridor and in Coldham's Common Character Area. 'East Cambridge Corridor links the complex of chalkland sites important to nature conservation around Lime Kiln with Cherry Hinton Hall, land south of Coldham's Lane, Coldham's Common and eventually the Fenlands to the north-east.'</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development of the site could have a beneficial impact on the landscape character by removing the dominant stadium buildings and lighting as well as the mass influx and outflow of vehicles and people into the area on match days. However, any future housing development should respect the context in which the site is located. The site acts as a transition area between the urban area to the north and east and the</p>

Issue	Assessment	Comments
		<p>rural area to the south and west and as such future development must take that into consideration. Currently the proposal for unit numbers seems overly high which may result in overly tall buildings for the site's context. Appropriate density, design, height and massing will be vital.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Adjoins Coldham's Common County Wildlife site, Coldham's Brook and Barnwell Pit CWS. Combined, these sites form a key green corridor linking the Cam with Cherry Hinton Chalk Pits. Considerable opportunity to enhance landscape buffer to these sites and reduce the effect of existing stadium lighting and access arrangements.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Red</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Abbey Stadium is protected open space. Its loss will impact on formal sports provision for Cambridge United FC. Alternative site needed, or for a scheme to demonstrate how the use will be retained.</p>
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>A scheme as proposed would significantly increase the scale, density and overall height of the site and could have a harmful impact on the setting of listed buildings. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably</p>

Issue	Assessment	Comments
		mitigated.
Archaeology	Amber	Significant archaeology recorded in vicinity, including Leper Chapel. Previous development likely to have impact on survival
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located in a congested corridor, with existing capacity challenges along Newmarket Road, such as the McDonalds Roundabout (Newmarket Road/Barnwell Road and Wadloes Road). However, the location has opportunities to deliver sustainable mode shares. The development should be promoted as a car free development.</p> <p>Any potential impact on the functioning of trunk roads</p>



Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA - lies within 1KM of Cambridge East Major Development.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	128
Estimated dwelling units	368
Estimated employment space (m <sup>2</sup> )	2133
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk, CB5 8QD

**Site Reference: OS039**

**Map 2: Site description - Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk**



## Site Details

Criteria	Response
Site area (hectares)	0.86
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	35
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  14% lies in a 1 in 100 year event  28% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Urban  Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is on the edge of the Ditton Walk development with the northern most boundary against Ditton Meadows. Landscape impacts from this location could be considered to be high depending on the design and layout of any proposals. Views from Ditton Meadows, as a sensitive public open space receptor, will be critical to mitigate. Overall, the unit numbers suggests

Issue	Assessment	Comments
		a development in character with the surrounding suburban character but sufficient space must be retained for adequate landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Unlikely to impact on statutory designated sites for nature conservation and consultation with Natural England unlikely to be required. Barnwell Junction Disused Railway City Wildlife site designated for hedgerow habitat and Ditton Meadows City Wildlife site designated for riparian habitats and notable plants lie immediately to the north. Northern boundary vegetation will need to be retained and ideally augmented and impacts on City Wildlife site avoided. Vegetated habitats may be of ecological value, including likely Habitats of Principal Importance to the north. Buildings and hardstanding likely to be of low ecological value, although may support roosting bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation R5. Site adjacent to Semi Natural Green Space (Disused Railway North of Ronald Rolph Court). Development of the site may have a positive impact on a designated site.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	Previously advised no archaeological interest

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	There is a possible conflict with other industrial type in area
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Maintain policy protection for existing employment floorspace.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for 14 dwellings (21/01151/FUL)
When will the site be available for development?	0-5 Years

## Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

## Development Potential

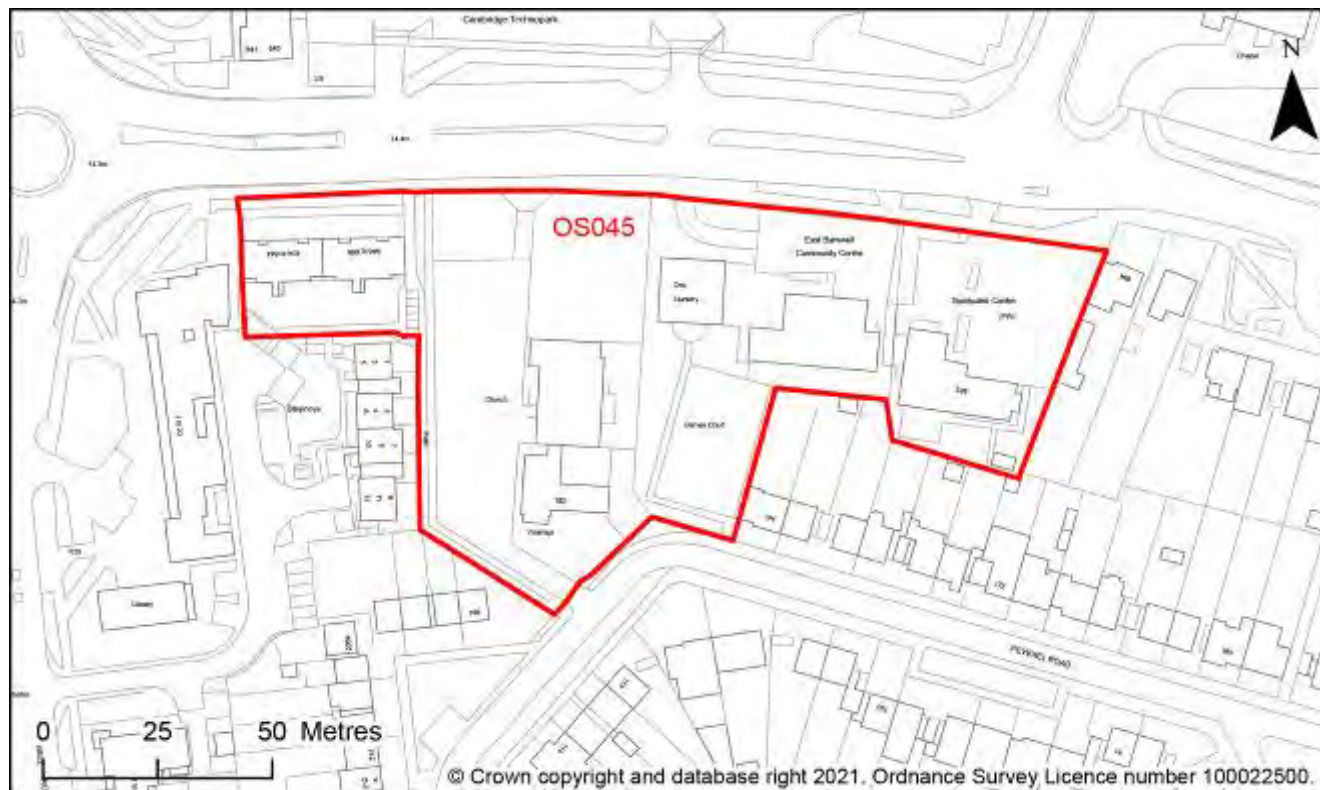
Capacity and Delivery	Response
Estimated dwellings per hectare	41
Estimated dwelling units	35
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 636 - 656 Newmarket Road (Policy 27 - R6), CB5 8RL

## Site Reference: OS045

Map 3: Site description - 636 - 656 Newmarket Road (Policy 27 - R6)



### Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Mixed use, Market and affordable housing, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	75

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Urban  Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is currently developed and includes residential (Flatted), religious uses, community centre, and childcare. Landscape impacts lie primarily in the potential loss of canopy cover. Proposals must seek to retain as much of the tree stock as possible, particularly large and mature varieties. Unit numbers seem high for this suburban location and may put undue constraints on landscape and ability to deliver open space. Recommend that a reduction in unit numbers is considered to ensure that buffering and internal existing and proposed vegetation is achievable

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise no likely impact on designated sites. Boundary trees and hedges may qualify as Habitats of Principal Importance and/or be of ecological value in the site context. Otherwise, site likely to be of low ecological value, although buildings may support roosting bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Cambridge Local Plan Site allocation R6. Part of site is protected open space (Peverel Road Multi-Use Games Area). Development of the site may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Burials of Saxon date recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Would not generate the need for a Transport Assessment but requires pedestrian links to existing highway.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and possible industrial commercial if coexists with existing Community Centre / MUGA but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for 6 temporary homes (19/1048/FUL)
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	74
Estimated dwelling units	75

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

## Site Reference: OS140

0 20 40 Metres

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Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m²)	-
Proposed housing units	Unknown

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	Lies within 10m of a TPO  The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk.  District Area: Chalklands.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The southern and western boundaries will require adequate buffering to mitigate the impact of the 2-storey commercial building and car park. Several large trees on site should be retained and considered as a constraint to development.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A



Issue	Assessment	Comments
		<p>considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	The Cemetery Lodge, which is a BLI, is located immediately opposite the site; however, potential impact on its setting could be reasonably mitigated, provided development is not of a considerable scale.
Archaeology	Amber	Roman settlement is recorded to the east.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	There are possible Commercial, Industrial, Workshops and Light Industrial operational noise, odour and lighting impact from Cambridge Technopark Newmarket Road to West and Traffic noise from Ditton Lane but these impacts could be mitigated through good acoustic design and residential layout.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

### **Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

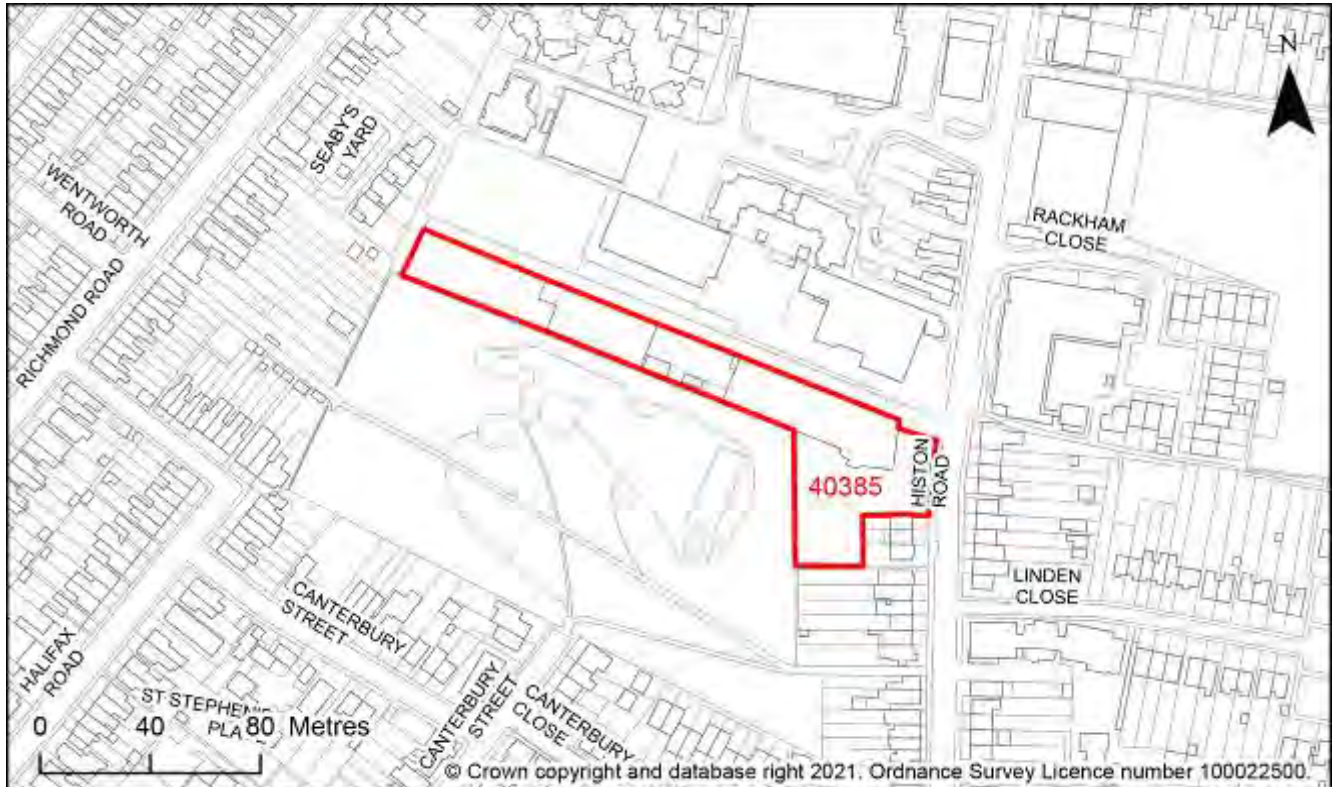
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 137 Histon Road, Cambridge, CB4 3JD

Site Reference: 40385

Map 5: Site description - 137 Histon Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Arbury
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Student accommodation, Office, Recreation and leisure, Retail
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	78

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Landscape Character Designations and Assessment Urban  District Character Area  Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and employment mix.  Landscape Character Assessment (2021) Landscape Character Area - Urban  A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground which is a protected open. Development of the whole site could be achieved but possibly not at the density proposed because of the shape of the site. Adequate space for access, parking, amenity, and landscape would mean numbers may need to be reduced overall. A sympathetic layout together with a good landscape strategy would be required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation R2. Site adjacent to protected open space. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.</p>
Archaeology	Amber	Located to the north of the site of the Roman town at Cambridge
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located on Histon Road which suffers congestion. It is currently undergoing corridor improvements to improve sustainable travel opportunities. The Highway Authority will require capacity assessments at local junctions. A high sustainable mode share will be required for this site, with appropriate mitigation/contributions (e.g. to the forward funded GCP scheme).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints



Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years, 6-10 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.



## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	153
Estimated dwelling units	78
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Willowcroft, 137-143 Histon Road (Policy 27 - R2), CB4 3HZ

## Site Reference: OS035

Map 6: Site description - Willowcroft, 137-143 Histon Road (Policy 27 - R2)



### Site Details

Criteria	Response
Site area (hectares)	1.61
Parish or Ward	Arbury; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	78

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is located on Histon Road to the north of Histon Recreation Ground. Landscape impacts are minimal but care should be taken in any proposals to retain trees of stature and quality within the site. Histon Rec should be viewed as a sensitive edge.</p> <p>The proposed unit numbers should be suitable but sufficient space should also be reserved for tree planting and buffers within the site.</p>
Biodiversity and Geodiversity	Amber	Any residential developments over 100 units, non-residential developments over 1 hectare or industrial units over 1000m <sup>2</sup> would require consultation with

Issue	Assessment	Comments
		<p>Natural England in relation to impact on nearby SSSIs. Boundary habitats including trees, hedgerows and scrub may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Undisturbed areas of site may need assessment against Open Mosaic Habitat criteria. Buildings and hardstanding likely to be of low ecological value although may be suitable for bats and nesting birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Buildings of height might have an impact on the Conservation Area, but the impact could be reasonably mitigated.</p>
Archaeology	Green	No significant archaeology anticipated
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>May require localised highway improvements and walking, cycling and Passenger Transport infrastructure.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	Traffic noise possible if industrial commercial coexists.
Air Quality	<b>Amber</b>	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

### **Achievable (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	48
Estimated dwelling units	78
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 137 and 143 Histon Road, Cambridge, CB4 3JD

## Site Reference: 40385a

Map 7: Site description - 137 and 143 Histon Road, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	1.36
Parish or Ward	Arbury; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	Unknown



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Landscape Character Designations and Assessment Urban  District Character Area  Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and employment mix.  Landscape Character Assessment (2021) Landscape Character Area - Urban  A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground. A sympathetic layout together with a good landscape strategy would be required, and delivery at appropriate densities.
Biodiversity and Geodiversity	Amber	Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological

Issue	Assessment	Comments
		<p>value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.</p>
Archaeology	Amber	<p>Located to the north of the site of the Roman town at Cambridge</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located on Histon Road which suffers congestion. It is currently undergoing corridor improvements to improve sustainable travel opportunities. The Highway Authority will require capacity assessments at local junctions. A high sustainable mode share will be required for this site, with appropriate mitigation/contributions (e.g. to the forward funded GCP scheme).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle</p>

		traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	81
Estimated dwelling units	110

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Madingley Road, Cambridge, CB3 0EG

Site Reference: 40393

Map 8: Site description - Land north of Madingley Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.95
Parish or Ward	Castle
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 12% lies in a 1 in 30 year event</p> <p>14% lies in a 1 in 100 year event</p> <p>24% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Within the Cambridge urban area. District Character Area: Defined in the Cambridge Character Assessment 2003 as part of the 'Defining Supporting Character' of Cambridge. The site is described as containing many villas and turn of the 20th century modern movement residential dwellings. Parts of the area may be defined as containing exceptional individual buildings and therefore 'Defining Character'.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>This is a discrete, well treed site with four large dwellings, located in a low-density suburban area of Cambridge. The area is characterised by single dwellings in large gardens, low rise, low density, flatted developments, and institutional buildings. The retention of the discrete, treed character of the site would be key to achieving the proposed development 25 units on the site. Retention of trees, particularly on the boundaries</p>

Issue	Assessment	Comments
		as well as appropriate design, height and massing will be vital.
Biodiversity and Geodiversity	Green	<p>Mature gardens with significant tree cover likely to form important local habitat network in urban setting. Likely to result in high baseline score for BNG metric and, therefore, 10% BNG unlikely to be viable on site. Bats roost potential in existing suitable buildings.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>This site lies within the West Cambridge conservation area and consists of four large detached dwellings with their large mature gardens which is characteristic of the conservation area. In the north east of site is the Grade II listed 12 and 12A Madingley Road and the other three buildings are noted as positive unlisted buildings within the conservation area appraisal. Development would be harmful to the character of the conservation and the setting of the listed buildings on the site. The impact cannot not be reasonably mitigated.</p>
Archaeology	Amber	Located on the outskirts of the Roman town, close to the line of the main road leading into the town from the south east.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Green	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>Access by all means is possible.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from Madingley Road but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	No prior history of development aside from residential use

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

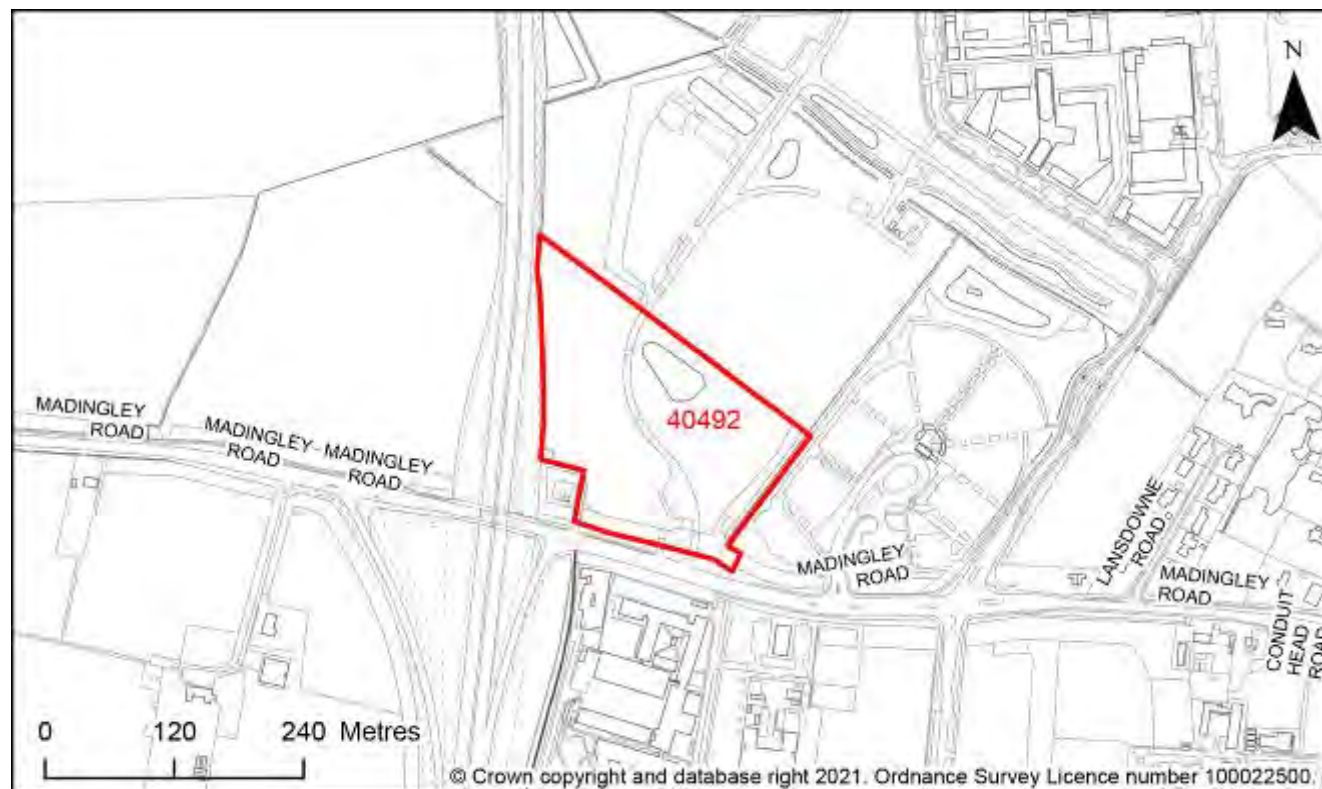
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land cornering M11 and Madingley Road, Cambridge, CB3 0ET

**Site Reference: 40492**

**Map 9: Site description - Land cornering M11 and Madingley Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	4.26
Parish or Ward	Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities,

	Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	10000
<b>Proposed housing units</b>	75

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  1% lies in a 1 in 100 year event  2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Landscape Character Designations and Assessment  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The NCA comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is located at the eastern end of the wooded hills of the Claylands and is typical of character type.

Issue	Assessment	Comments
		<p>District Character Area: District Design Guide SPD March 2010 - The Western Claylands</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development of the site would interrupt the north/south landscape buffer corridor between the motorway and any development thereby urbanising the edge of the motorway and introducing a discordant element into the landscape character of the road. The M11 is immediately to the west and any development on the western side of the site would be seen from the motorway. A landscape buffer could be reserved on the western side of the site to screen low rise development but the noise of the M11 would be all pervading. Development would be slightly cut off from any other residential development.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Any general combustion processes above 20MW input, and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There is a water body on site that will require further assessment and probable mitigation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>

Issue	Assessment	Comments
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	Archaeological work has been completed in this area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Unlikely to generate need for a TA on its own. However, will require enhanced links into existing walking, cycling and Passenger Transport infrastructure.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	M11 / Hauxton Rd / A1309 - very HIGH traffic noise - The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, minor contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC4; HC5  Very High; Moderate High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.



Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	75
Estimated employment space (m <sup>2</sup> )	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Coldhams Lane, Cambridge, CB1 3UN

## Site Reference: 40134a

Map 10: Site description - Land south of Coldhams Lane, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	9.04
Parish or Ward	Cherry Hinton
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Public open space
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area  Within 20m of an Employment Allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 30 year event  8% lies in a 1 in 100 year event  18% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Landscape Character Designations and Assessment  Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge.  District Character Area  Edge of urban area of Cherry Hinton with wide open countryside to the east and north.  Cambridge Landscape Character Assessment 2003:  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - Urban</p> <p>Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.</p>
Archaeology	Green	<p>The site has been quarried and no archaeology is likely to survive</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through and serving the heart of the site, and linking to the City and Cambridge North station. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the local highway network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction</p>

Issue	Assessment	Comments
		<p>which already experiences capacity issues, as well as being identified as a major accident cluster. Much like the Area Action Plan area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and undertake a cumulative capacity assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Former landfill, gross contamination, unstable ground. Not suitable for residential development.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 44% Grade 2; 38% Non-Agricultural; 18% Urban</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (21/02326/FUL)
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

**Development Potential**

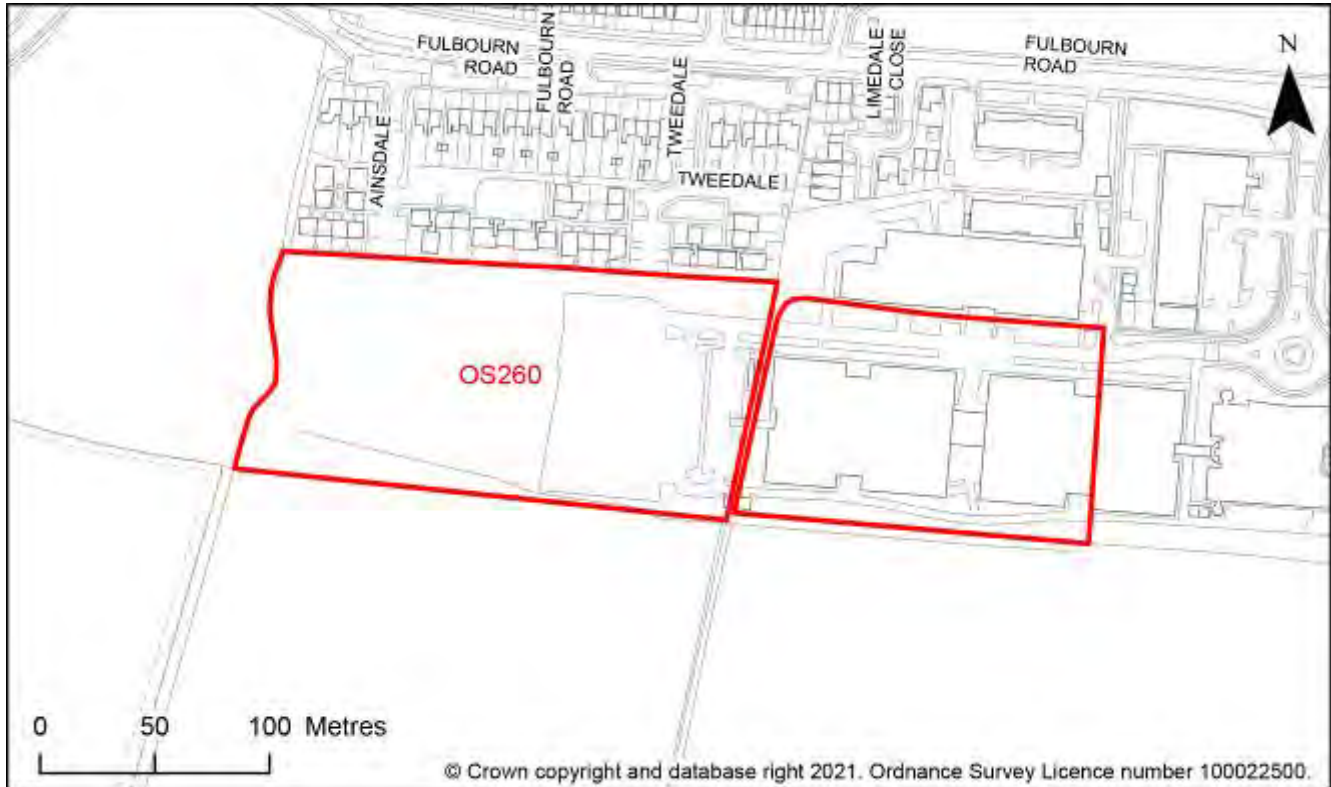
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	45000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Fulbourn Road West 1 & 2, Cambridge, CB1 9

Site Reference: OS260

Map 11: Site description - Fulbourn Road West 1 & 2, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	3.58
Parish or Ward	Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	-



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  1% lies in a 1 in 100 year event  7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Landscape Character Designations and Assessment  Urban edge on border of National Character Area 87 – East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. This is an open, rolling, arable landscape progressing along a wide chalk ridge to the south and east of Cambridge.  District Character Area  Urban edge of east Cambridge and within the Eastern Green Corridor identified in the Cambridge LCA 2003.  Landscape Character Assessment (2021) Landscape Character Area - Urban  These sites are allocated in the Cambridge Local Plan 2018. From a landscape perspective the important issues to address are adequate boundary buffers to protect existing housing and the need for a generous landscape buffer to help create an appropriate buffer and distinctive city edge between the development and

Issue	Assessment	Comments
		the Cambridge Green Belt
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within 200m of a Wildlife Site</p> <p>The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. Any future applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	An allocation in the Cambridge Local Plan 2018. The site is well contained but possible mitigation to protect the Scheduled Monuments, Worstead Street and Wandlebury Camp on high ground lying to the south.
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 3% Grade 2; 2% Grade 3; 95% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI8; RC1  Very High; Moderate

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (20/05040/FUL)
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available and development is being pursued through a recent planning application. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Coldhams Lane, Cambridge, CB1 3LH

Site Reference: 40134

Map 12: Site description - Land south of Coldhams Lane, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	30.61
Parish or Ward	Cherry Hinton; Coleridge
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Residential
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	9200
<b>Proposed housing units</b>	420

## Site Assessment Summary

<b>Criteria</b>	<b>Outcome</b>
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

<b>Issue</b>	<b>Assessment</b>	<b>Comments</b>
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 7% lies in a 1 in 30 year event</p> <p>21% lies in a 1 in 100 year event</p> <p>34% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>TPO on-site</p> <p>Landscape Character Designations and Assessment</p> <p>Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e</p>



Issue	Assessment	Comments
		<p>along a wide chalk ridge to the south and east of Cambridge.</p> <p>District Character Area</p> <p>Edge of urban area of Cherry Hinton with wide open countryside to the east and north.</p> <p>Cambridge Landscape Character Assessment 2003:</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is divided up into a series of areas. Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required. Site B – The raised domed ground levels makes the site unsuitable for built development, but could be enhanced and developed into open space.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Amber</b>	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site includes a number of sites that are protected open spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible in line with Cambridge Local Plan 2018: Policy 16: South of</p>



Issue	Assessment	Comments
		Coldham's Lane Area of Major Change.
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.</p>
Archaeology	Green	The site has been quarried and no archaeology is likely to survive
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	<b>Amber</b>	<p>The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site, and linking to the City and Cambridge North station. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues, as well as being identified as a major accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and undertake a cumulative capacity assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Red</b>	Noise from nearby airport activities (ground operations and airborne aircraft) and Norman Way Industrial / Warehouse would have an unacceptable adverse impact on the proposed development.
Air Quality	<b>Amber</b>	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Red</b>	Former landfill, gross contamination, unstable ground. Not suitable for residential development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 54% Non-Agricultural; 13% Urban

		Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

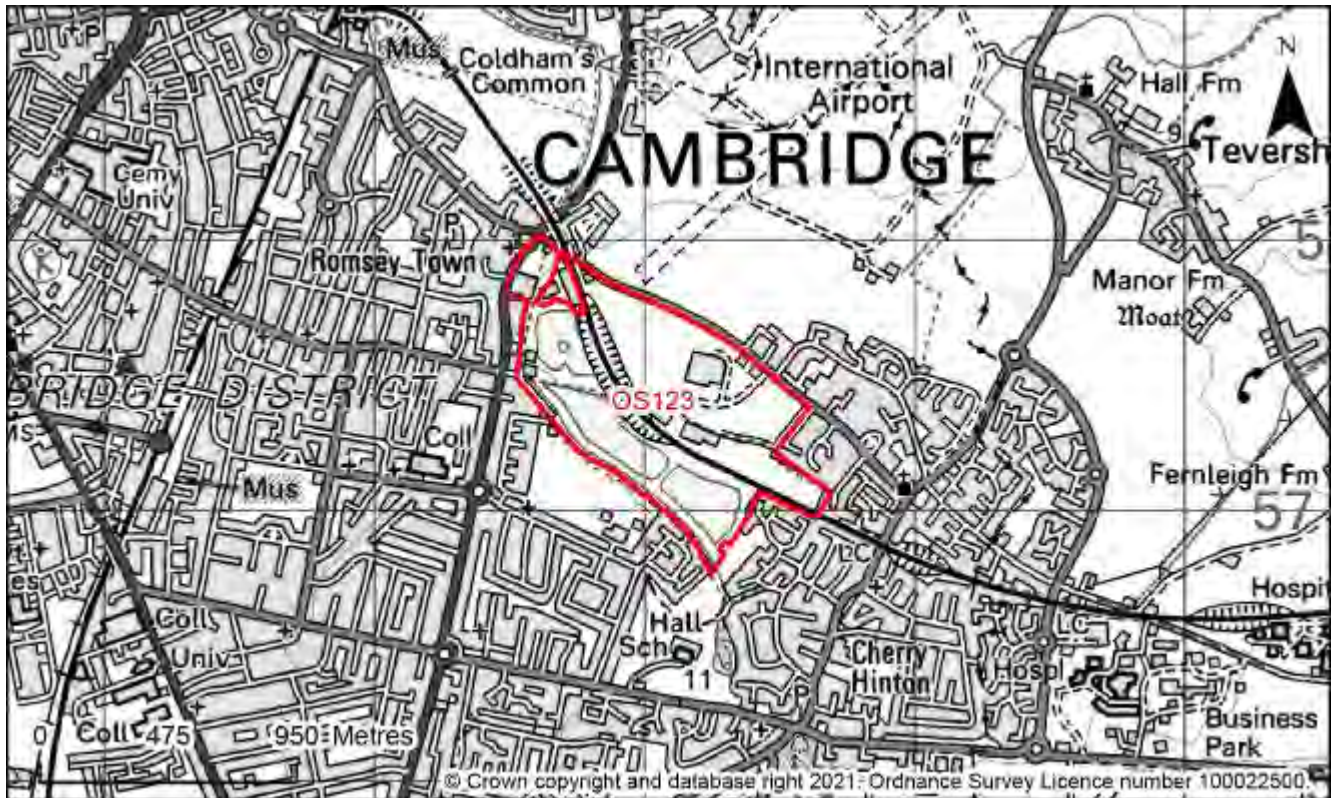
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	420
Estimated employment space (m <sup>2</sup> )	9200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# South of Coldham's Lane Area of Major Change (Policy 16), CB1 3LH

Site Reference: OS123

Map 13: Site description - South of Coldham's Lane Area of Major Change (Policy 16)



## Site Details

Criteria	Response
Site area (hectares)	68.04
Parish or Ward	Cherry Hinton; Romsey; Coleridge; Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Recreation
Proposed development	Mixed use
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within a Protected Industrial Site</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (2%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 10% lies in a 1 in 30 year event</p> <p>23% lies in a 1 in 100 year event</p> <p>38% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Landscape Character Designations and Assessment</p> <p>Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e</p>

Issue	Assessment	Comments
		<p>along a wide chalk ridge to the south and east of Cambridge.</p> <p>District Character Area</p> <p>Edge of urban area of Cherry Hinton with wide open countryside to the east and north.</p> <p>Cambridge Landscape Character Assessment 2003:</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development heights and density are likely to vary across the site and the context of residential developments in the southeast edge and the southern boundary generally, must be considered in terms of heights, mass and overbearing whilst heights must also be considered against the views from the eastern viewpoints.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland, and protected species including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Amber</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p>



Issue	Assessment	Comments
		Site includes a number of sites that are protected open spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible inline with Cambridge Local Plan 2018: Policy 16: South of Coldham's Lane Area of Major Change.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The site abuts the eastern tip of Mill Road Conservation Area and is 150m from St Bede's School which is a BLI; however, any negative impact on either could be reasonably mitigated through careful layout and landscaping measures.</p>
Archaeology	Amber	Mostly previously worked land, but may be some residual archaeological impacts
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying secondary school, local centre / employment provision, primary school and community centre</p>



Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Significant capacity problems on Coldhams Lane and surrounding areas. Delivery likely to require provision of Eastern Corridor Passenger Transport scheme (GCP), along with walking, cycling and other Passenger Transport infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Development of site A is acceptable in principle providing commercial operational noise / odour and traffic noise generation from vehicle movements including hours of use is compatible with nearby residential. There are no noise concerns with site B (outdoor recreation)</p>
Air Quality	Amber	<p>Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City</p>
Contamination and Ground Stability	Red	<p>Former landfill, gross contamination, unstable ground. Not suitable for residential development. Current application for commercial development 21/02326/FUL</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 29% Grade 2; 48% Non-Agricultural; 23% Urban</p> <p>Electricity sub stations on site</p> <p>Waterbody on site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	Provide for light industrial and potentially a wider mix of employment uses that may be displaced from other city employment sites. Retain designation.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (21/02326/FUL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer but has a recent planning history and is therefore being pursued for development by the landowner. The site has a low existing use value and development is likely to be economically viable a

### **Development Potential**

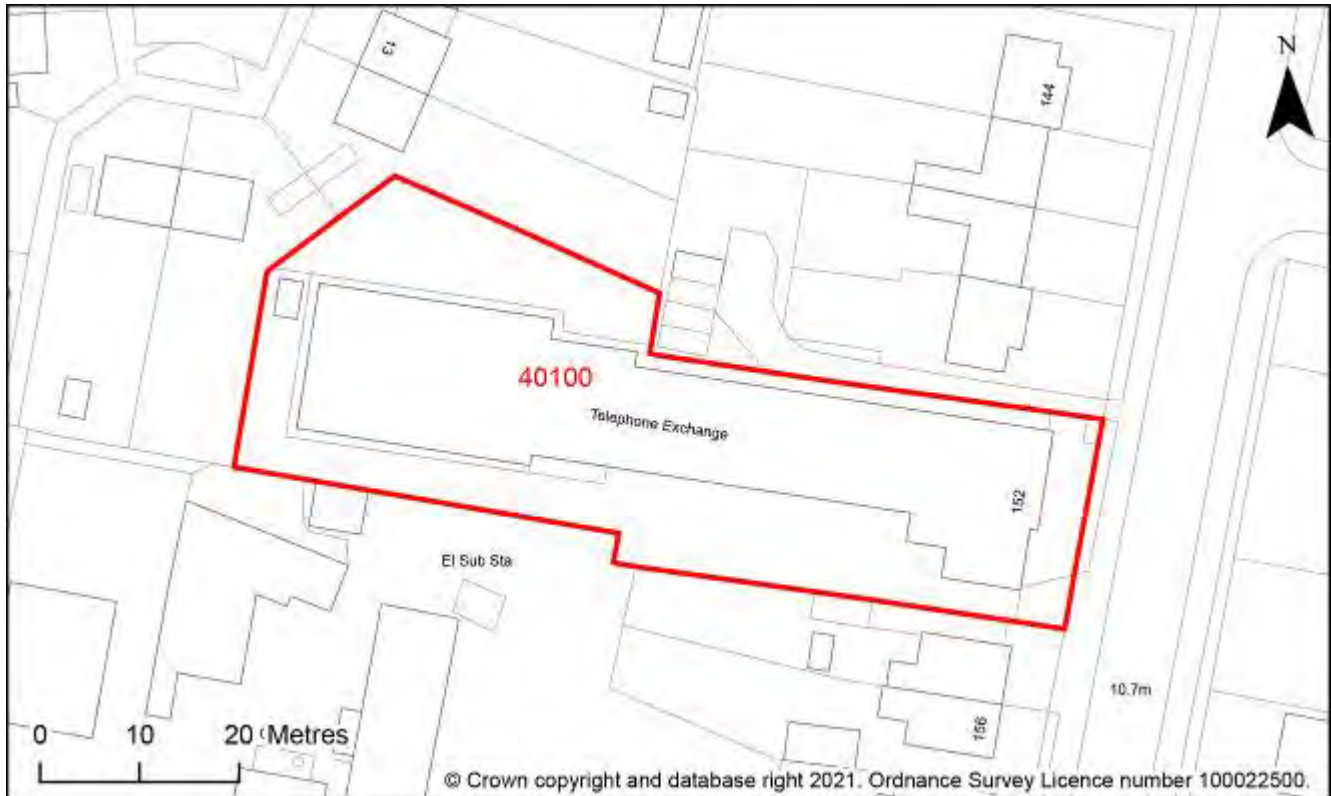
Capacity and Delivery	Response
Estimated dwellings per hectare	0

Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge, CB1 3PW

**Site Reference: 40100**

**Map 14: Site description - Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	33
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 20% lies in a 1 in 30 year event</p> <p>28% lies in a 1 in 100 year event</p> <p>46% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Urban Area</p> <p>Cambridge Landscape Character Assessment 2003 defines the area around and including the Telephone Exchange as post 1900 suburb. There are no Defining Characteristics. These areas present significant opportunities for improvements in intensification, environmental and efficiencies of development.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The impact of removing the industrial/commercial element from this site and converting it to residential would be an improvement to the overall environment of the area. Consideration must given however, to provision of space for the planting of large species trees to achieve, in time, a layered effect of tree tops</p>

Issue	Assessment	Comments
		and roofs.
Biodiversity and Geodiversity	Green	<p>No direct impact on designated sites. Potential for Biodiversity enhancement with appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on the front building which is potentially a non-designated heritage asset. Development is recommended to be restricted to the rear of the site.
Archaeology	Green	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Nearby Industrial/ Commercial (Swiss laundry/substation -Swiss L likely to part of dev site?) Cherry Hinton Rd traffic noise. The proposed site will be affected by road traffic noise and by noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	11-15 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	12
Estimated employment space (m <sup>2</sup> )	-

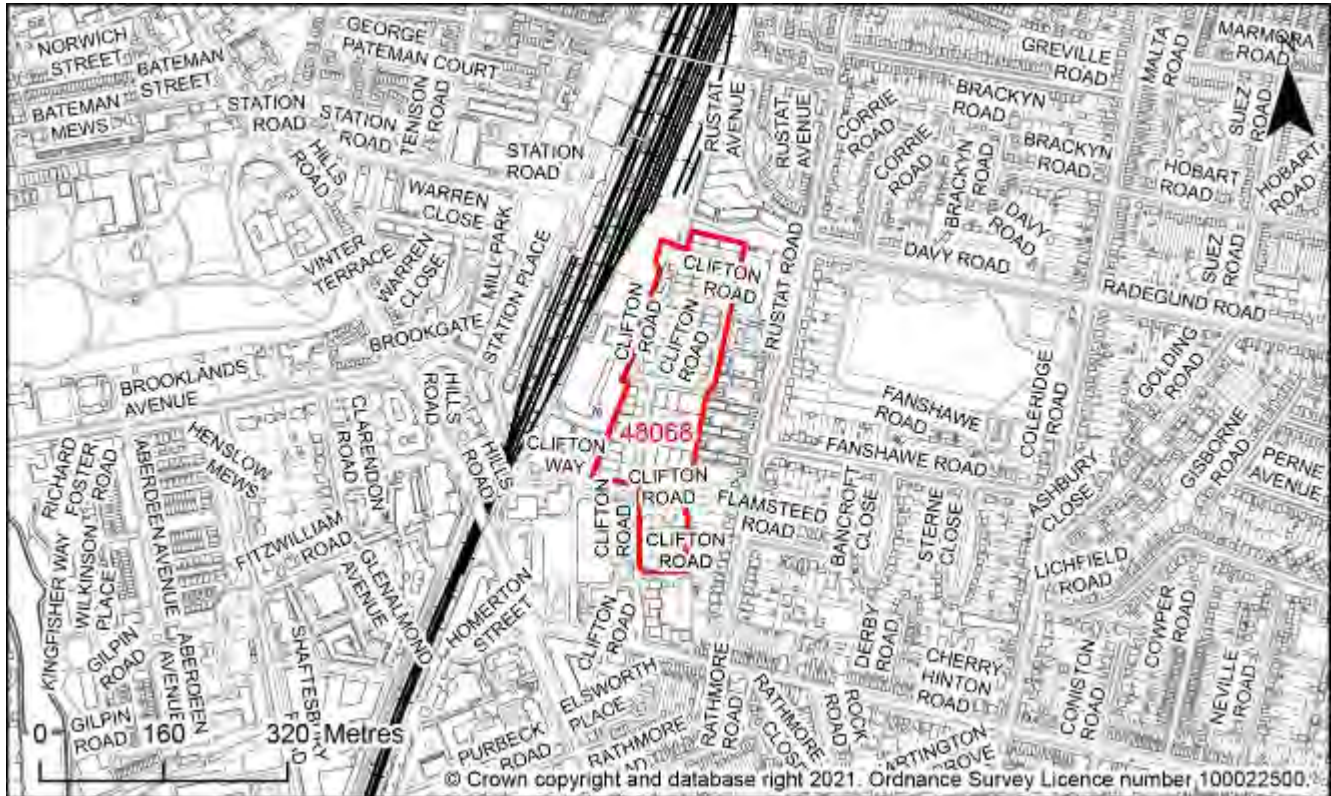


Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Clifton Road Industrial Park, Cambridge, CB1 7EB

Site Reference: 48068

Map 15: Site description - Clifton Road Industrial Park, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	4.22
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an already developed industrial estate. Development on this site is acceptable in landscape terms. In accordance with the current Local Plan an SPD for the Allocation Site must be prepared prior to any major applications coming forward. Any proposal will be subject to delivery of acceptable Public Open Space and an appropriate landscape buffer.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise site likely to be of low ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development has the potential to impact on the setting of the Grade II listed Cambridge Station buildings, and surrounding part of Central conservation area. However, given scale and nature of other recent development nearby, this is unlikely to be significant and could be reasonably mitigated.</p>
Archaeology	Amber	Prehistoric and Roman archaeology is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>This development must achieve a high sustainable mode share. Restricted parking will be required to ensure the development promotes as many car free trips as possible. The development will have to consider the impact onto the local highway network, especially on the A1307 (Hills Road) and Cherry Hinton Road; there are also several major accident clusters located on Hills Road which will need to be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Red</b>	<p>Nearby adjacent Railway (Railway Station and New 24/7 Train Stabblings and servicing facilities to West) &amp; Industrial / Commercial (train Stabling and 24/7 Royal Mail depot)- BIG Constraint – Commercial / Leisure Noise Agent for Change Principles) - may be ambitious in terms of numbers acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation. Network Rail future plans for area - All PD</p>
Air Quality	<b>Amber</b>	<p>Site lies within an AQMA - Will require inherent / intrinsic designed in AQ mitigation</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7), CB1 8DH

**Site Reference: OS032**

**Map 16: Site description - The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7)**



## Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	123



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 21% lies in a 1 in 30 year event</p> <p>29% lies in a 1 in 100 year event</p> <p>36% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The Site is currently developed as an industrial estate with warehouse/office and warehouse/retail type units. Effectively the site is a 'backland' site since it has no frontages onto the highway. The only landscape impacts lie in the impacts on the existing trees both non-TPO (offsite) and TPO. Any development should be mindful of avoiding negative impacts on the trees and allow sufficient space for tree planting as part of the development.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise unlikely to be impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value (as well as being covered by a TPO) and support protected or notable species. Site likely to be of low ecological value although buildings may support bats and nesting birds if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Known archaeology of prehistoric and Roman date known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>May require localised highway improvements and walking, cycling and Passenger Transport infrastructure.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site Telecommunications pole within the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

**Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

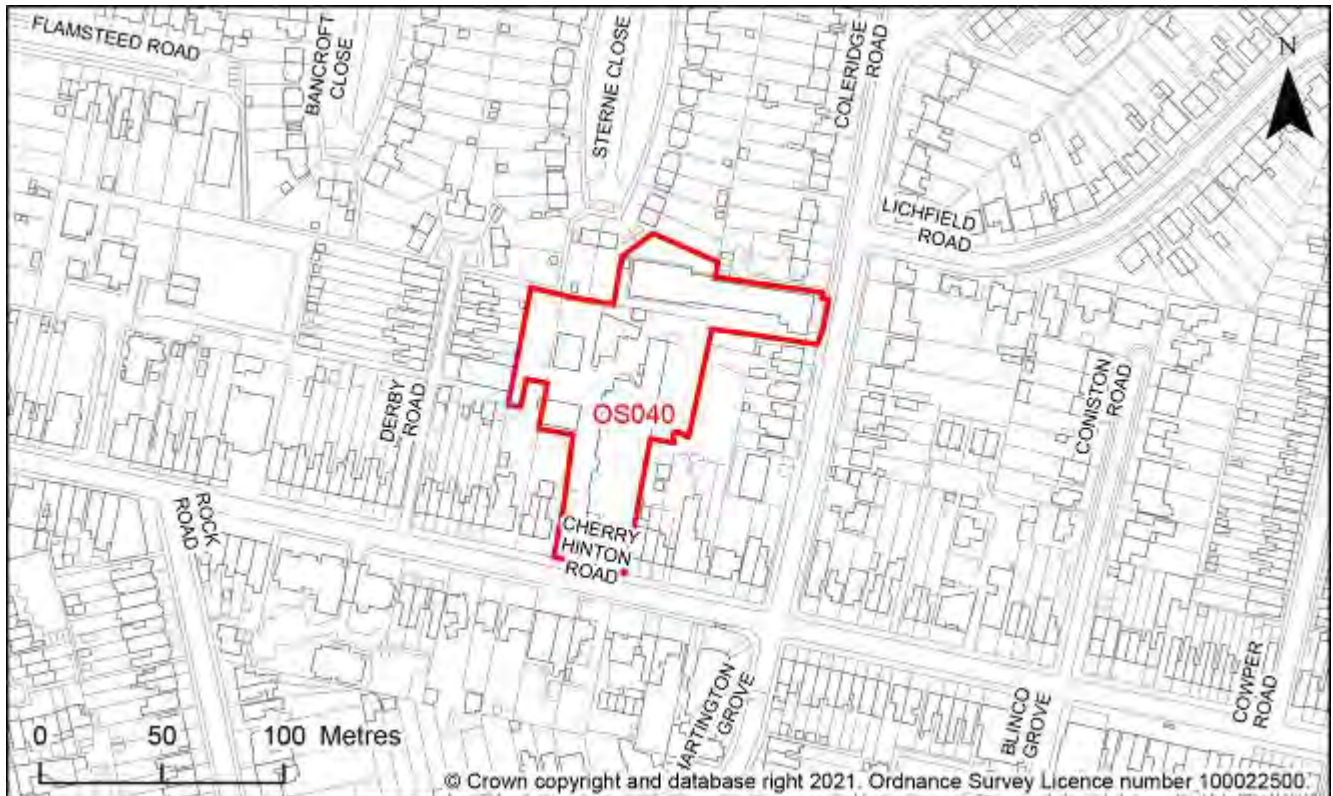
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	44
Estimated dwelling units	123
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8), CB1 7BX

**Site Reference: OS040**

**Map 17: Site description - 149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8)**



## Site Details

Criteria	Response
Site area (hectares)	0.75
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	33

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 7% lies in a 1 in 30 year event</p> <p>9% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb. There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a large industrial/commercial estate with frontages onto both Cherry Hinton Road and Coleridge Road. Landscape impacts are Low. Any development should be mindful of avoiding negative impacts on nearby offsite trees. Adequate space needed for large tree planting.</p>
Biodiversity and Geodiversity	Green	Unlikely to impact on designated sites for nature conservation. Consultation with Natural England unlikely to be required. Boundary trees and hedgerows may be of ecological value. Buildings and hardstanding

Issue	Assessment	Comments
		<p>unlikely to be of ecological value, although buildings may support roosting bats (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previously advised no archaeological interest
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>



Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by industrial noise from the telephone exchange to North of Coleridge Rd but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban  Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

**Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

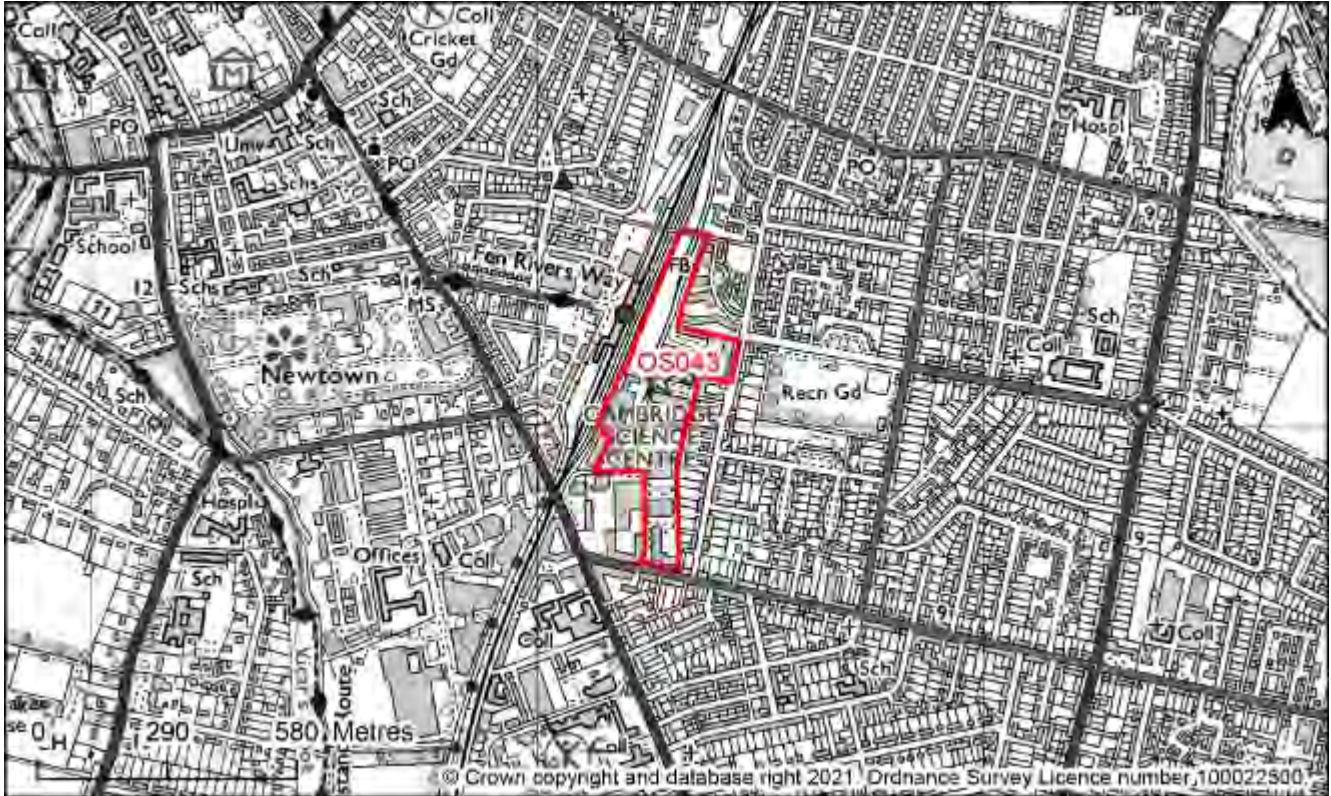
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	44
Estimated dwelling units	33
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Clifton Road Area (Policy 27 - M2), CB1 7PP

## Site Reference: OS043

Map 18: Site description - Clifton Road Area (Policy 27 - M2)



### Site Details

Criteria	Response
Site area (hectares)	9.43
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	550

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 6% lies in a 1 in 30 year event</p> <p>12% lies in a 1 in 100 year event</p> <p>27% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a large industrial estate on the south side of the railway line opposite the Cambridge Station (Central). Landscape impacts are low. Buffering or</p>

Issue	Assessment	Comments
		integration with the existing residential development surrounding the site will be critical to the success of the site. Areas of Open Space for residents will also be important for their recreation and amenity needs. These recommendations fall within the parameters of the existing allocation and are supported
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise unlikely to impact on designated sites. Boundary trees, hedgerows and Open Mosaic Habitat (if present e.g. in railway sidings) may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Site likely to be of low ecological value, although buildings may support roosting bats or nesting birds if suitable. Opportunities to enhance ecological networks and deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation M2. Site adjacent to Rustat Avenue Amenity Green Space. Development of the site may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of Roman and 19th century date in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Green</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Would need to provide walking and cycling links to Railway Station/Busway and CBI area. Vehicle trips would need to be minimised, contribution to GCP Schemes in the area.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site will be affected by industrial to rear and traffic noise but is acceptable in principle subject to detailed design considerations and mitigation.</p>



Issue	Assessment	Comments
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub stations on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain allocation, seek to maximise B1 employment floorspace given city centre location and requirements for office space. The existing Clifton Road Industrial Estate continues to perform well.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	58
Estimated dwelling units	550
Estimated employment space (m <sup>2</sup> )	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	6-10 Years



# Addenbrookes Hospital Extension, Cambridge, CB2 0QQ

Site Reference: 50505

Map 19: Site description - Addenbrookes Hospital Extension, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.21
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Paddock/scrub
Proposed development	Residential, Key worker housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (50%)</p> <p>Partly in Flood Zone 3 (50%)</p> <p>Surface water flooding: 6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Lies within 10m of a TPO</p> <p>Landscape Character Designations and Assessment</p> <p>National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area on the edge of the city is a typical example of NCA 87.</p> <p>District Character Area:</p> <p>District Character Area: Chalklands landscape character area.</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is on the south eastern edge of Cambridge and is within the Cambridge Biomedical Campus and on land allocated as an Area of Major Change. The site is in the immediate green foreground to the large hospital complex and requires careful consideration of its sensitive location. The proposal is for residential use which would be incompatible with the backdrop and nearby use of the large hospital buildings and research labs. Some residential development could be achieved with landscape mitigation to accommodate the change of use.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact in relation to nearby SSSIs and Nine Wells Local nature reserve, and source of Hobson's Conduit. Site adjacent to 2 City Wildlife sites. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Existing farmland likely to be of low ecological interest but potential to support farmland bird species including corn bunting and grey partridge. Boundary ditch known to support water voles. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of a Semi-Natural Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>

Issue	Assessment	Comments
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Prehistoric and Roman activity is known to extend into the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local</p>

Issue	Assessment	Comments
		roads.
Noise, Vibration, Odour and Light Pollution	Amber	There would be an operational Noise Conflict with JDI (40138 Land at Granham's Road, Cambridge). Will need careful acoustic design and operational controls.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	66
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Addenbrooke's Road, Trumpington, CB2 9NE

Site Reference: 40143

Map 20: Site description - Land south of Addenbrooke's Road, Trumpington



## Site Details

Criteria	Response
Site area (hectares)	9.45
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	280



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 87 East Anglian Chalk  District Character Area: The Chalklands, the site is typical of the settlement character  Landscape Character Assessment (2021) Landscape Character Area - Urban  Development of this site would cause irreversible harm to the Landscape Character, setting of the City and long distance views. Reductions or alterations to the proposals are unlikely to alter this finding.
Biodiversity and Geodiversity	Amber	Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in



Issue	Assessment	Comments
		<p>northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider the impact on the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from Addenbrookes, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA - within 1KM of Cambridge East Major Development.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle</p>

		traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR4; TR5; GS24 Very High; High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

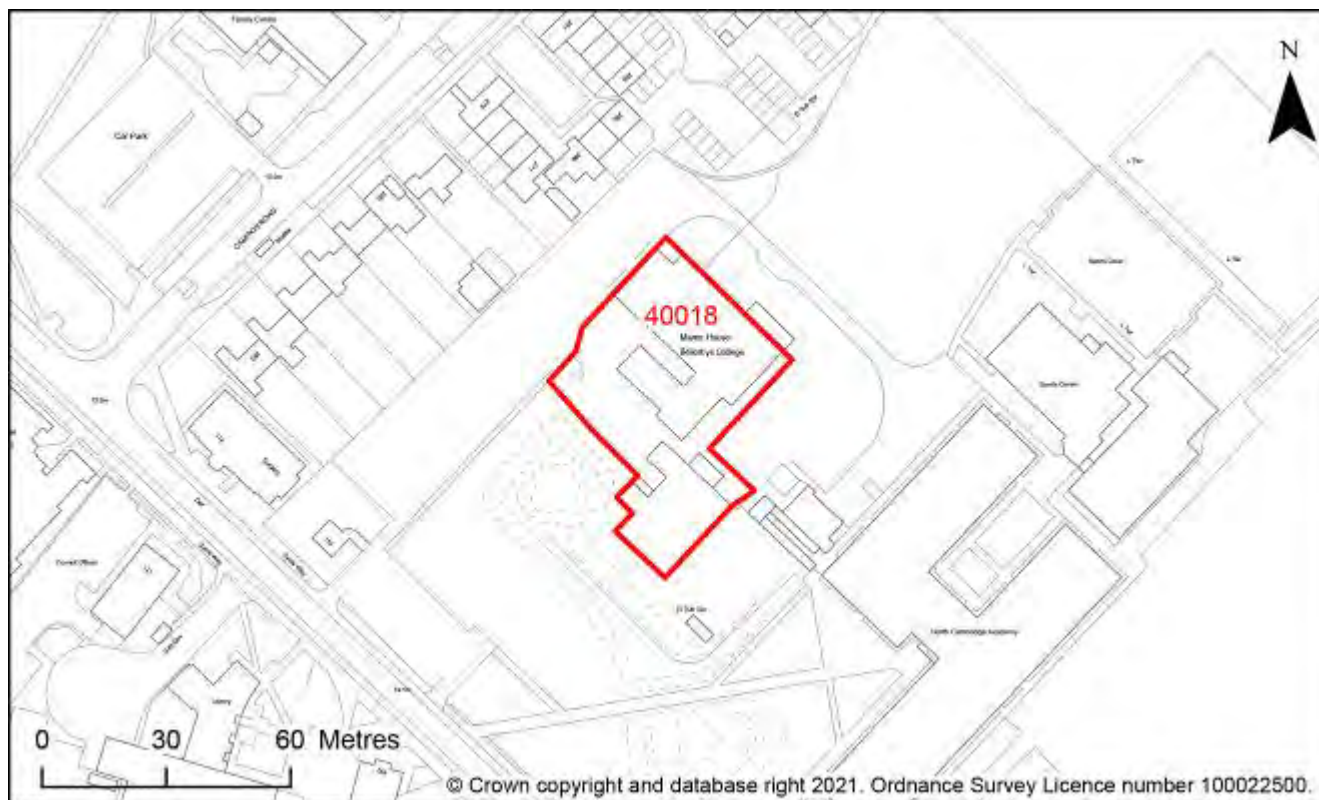
Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	280
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# North Cambridge Academy, Arbury Road, Cambridge, CB4 2JF

**Site Reference: 40018**

**Map 21: Site description - North Cambridge Academy, Arbury Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Car park
Proposed development	Residential, Market and affordable housing, Key worker housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	15-20
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 27% lies in a 1 in 30 year event</p> <p>39% lies in a 1 in 100 year event</p> <p>56% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Landscape Character Designations and Assessment</p> <p>The site is within the Cambridge urban area with no landscape character area designation. The townscape character area is Northern Suburban Estates between 1950 – 1980's.</p> <p>District Character Area: As above.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site contains 1960s educational institutional buildings and car parking currently undergoing expansion and modernisation. The site forms part of the agreed landscaping scheme for Granta Park. Development of the site for residential use should respect the context in which the site is located which is medium density with large expanses of community open space. Development should be appropriately</p>

Issue	Assessment	Comments
		designed with consideration of appropriate density, height and massing and have its own community open space.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England Consultation. No apparent priority habitats on site.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Brownfield site, minor contamination expected.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	



Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Hawthorn Community Centre, Haviland Way, Cambridge, CB4 2RA

**Site Reference: 40166**

**Map 22: Site description - Hawthorn Community Centre, Haviland Way, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	0.43
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Landscape Character Designations and Assessment</p> <p>Urban area, Kings Hedges Ward</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>As proposed development of the site would be out of context with the low rise and low density surroundings. Development of the site could be achieved at a lower number and if the vegetated boundaries are protected and retained.</p>
Biodiversity and Geodiversity	Green	<p>Existing grounds have amenity grassland and mature trees providing locally important green space in the urban environment. Development should seek to retain connectivity and provide a measurable net gain in biodiversity.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional</p>

Issue	Assessment	Comments
		or local protection.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	There are no known heritage assets in this area. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	<b>Red</b>	The proposed site does not to have a direct link to the adopted public highway.  The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	<b>Amber</b>	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is affected by noise from adjacent playing fields but development would be acceptable subject to detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

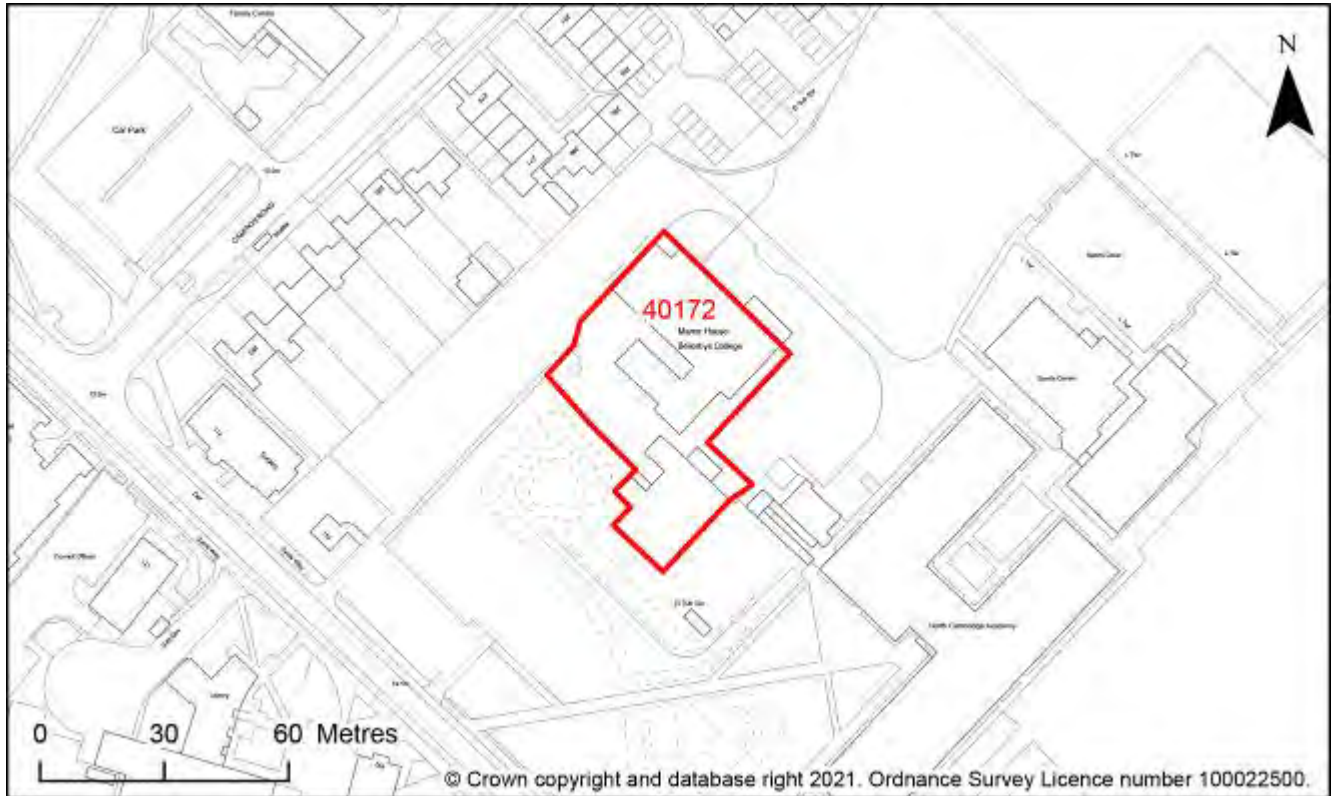
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Bellerbys College, Arbury Road, Cambridge, CB4 2LE

Site Reference: 40172

Map 23: Site description - Bellerbys College, Arbury Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	30



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 27% lies in a 1 in 30 year event</p> <p>39% lies in a 1 in 100 year event</p> <p>56% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Landscape Character Designations and Assessment</p> <p>The site is within the Cambridge urban area with no landscape character area designation. The townscape character area is Northern Suburban Estates between 1950 – 1980's.</p> <p>District Character Area: As above.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a part of North Cambridge Academy but was not a part of the recent redevelopment of the school. The site currently is developed with a college building and promoted for use as a flatted, residential development. Adequate buffer planting and trees should be a part of any scheme which allows the residents privacy from the activity of the school grounds.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 100 units will require consultation with Natural England. Habitats most likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology is unlikely to survive in this area.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	Potential noise from North Cambridge Academy and associated sports centre (possible community uses) but suitably designed development may be acceptable with mitigation.
Air Quality	<b>Amber</b>	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Parkside Subdivisional Police Headquarters, Parkside, Cambridge, CB1 1JG

Site Reference: 40111

Map 24: Site description - Parkside Subdivisional Police Headquarters, Parkside, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Office, Community facilities, Hotel
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given

<b>Proposed housing units</b>	51
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework but within Cambridge  Within or Partially within an Employment Allocation  Within or Partially within the Strategic District Heating Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 10% lies in a 1 in 100 year event  16% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	TPO on-site  Urban Area which does not conform to nearby character areas outside of Cambridge. The site, adjacent to Parker's Piece, which is defined in the 2003 LCA as part of the defining character of Open Spaces and Green Spaces, should be sympathetic to its prominent location.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a developed comprising buildings, hard standing and a multistory car park used by the Cambridgeshire Constabulary. In general, it is

Issue	Assessment	Comments
		<p>considered that landscape impacts are likely to be low to negligible but need to be reconsidered with any proposals.</p> <p>Any forthcoming development would need to be sympathetic to it's adjacency to Parker's Piece and if a tall building is proposed will have to consider impacts associated with long distance views of Cambridge in Policy 60/Appendix F.</p>
Biodiversity and Geodiversity	Green	<p>No direct impact on designated site. Site has potential for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>This is a highly sensitive location adjacent to several Listed Building's and opposite the open green space of Parker's Piece. Limited scope for clearance and development of the whole site due to its significance as a non-designated heritage asset which makes an important contribution to the character of the Conservation Area. There is scope for retention and conversion of the existing building.</p>
Archaeology	Amber	Located in the historic core of Cambridge
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p>



Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>There are two accident clusters located close to the site at the A603/Parkside/Mill Road junction and at the A603/Dover Street Junction. Both junctions have been identified for improvements due to the safety concerns and the applicant will have to consider this. Mill Road is a busy road in Cambridge and capacity issues at local junctions will have to be considered. A high sustainable mode share will be key.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>Parkside traffic noise/Fire Station - The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in</p>

Issue	Assessment	Comments
		regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

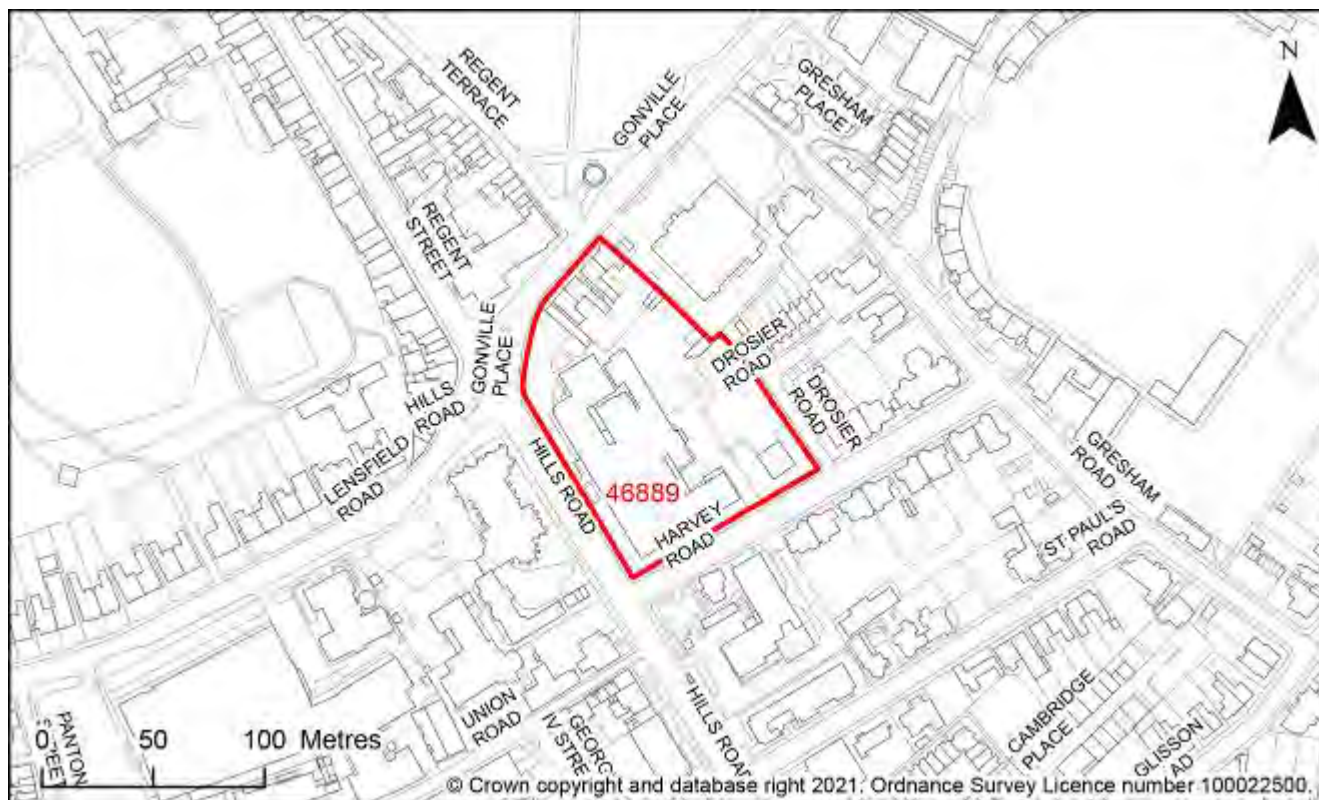
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	100
Estimated dwelling units	51
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Cambridge Assessment, 1 Hills Road, Cambridge, CB1 2EU

**Site Reference: 46889**

**Map 25: Site description - Cambridge Assessment, 1 Hills Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 31% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an existing allocation. Landscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan and should not compete with Our Lady and the English Martyrs Catholic Church opposite. Retention of all existing trees must be considered and trees should be seen as site</p>

Issue	Assessment	Comments
		constraints rather than ephemera to be removed. Additional tree planting must be considered to provide buffers between existing residential units.
Biodiversity and Geodiversity	Green	<p>All residential developments will require consideration of recreational impact on nearby SSSIs. Site likely to be of low ecological value, although may support roosting bats.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the conservation area, Grade II* Listed church opposite and other listed buildings nearby. The impact could be reasonably mitigated. Need to consider the retention of the old school.</p>
Archaeology	Amber	Human skeletal remains of probable medieval date are recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact on the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies fully in AQMA.
Contamination and Ground Stability	Green	Non- residential use proposed.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	No evidence of landowner support for submission
Are there known legal or ownership impediments to development?	Yes - No evidence of landowner support for submission.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Amber)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

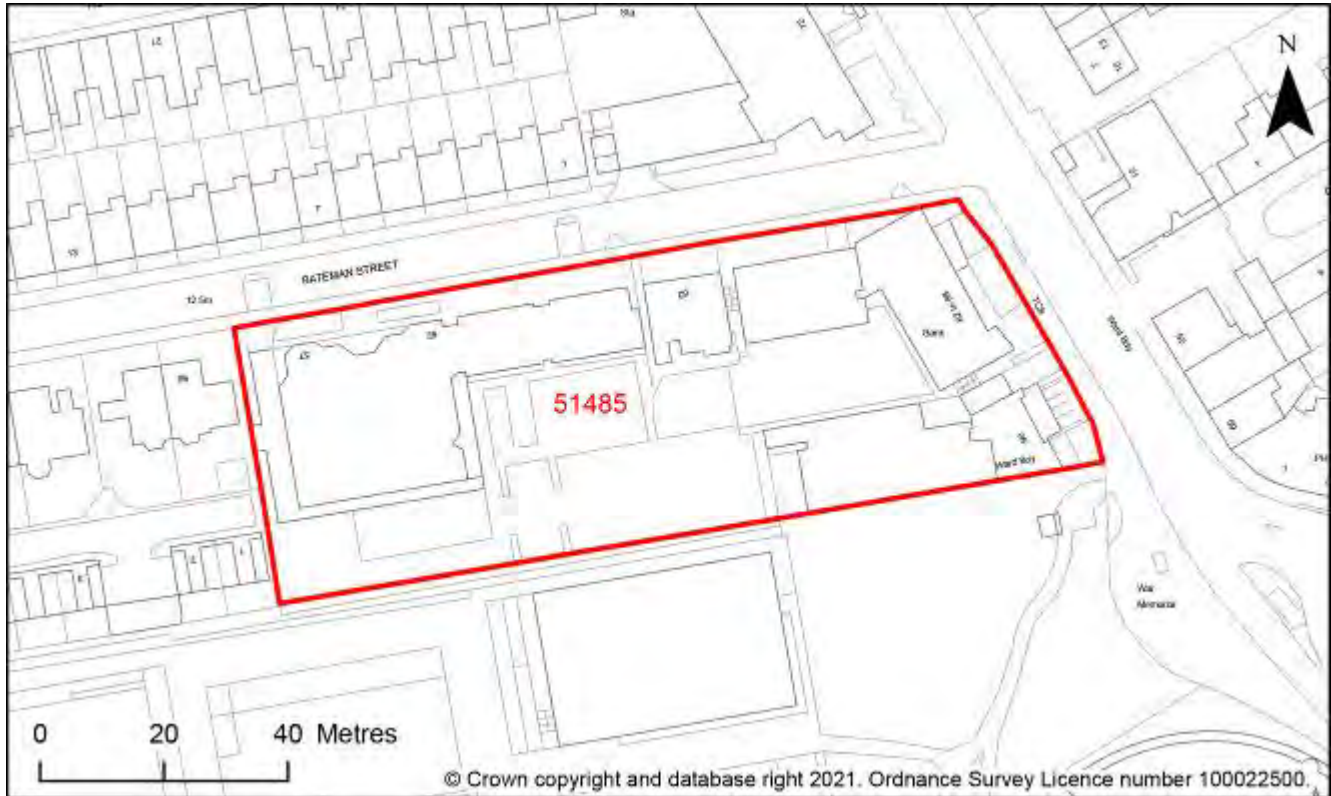
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	5850
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Bateman Street, Cambridge, CB2 1LQ

Site Reference: 51485

Map 26: Site description - Land south of Bateman Street, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.58
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given

<b>Proposed housing units</b>	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>14% lies in a 1 in 100 year event</p> <p>22% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Green</b>	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a multi-storey office at the junction of</p>

Issue	Assessment	Comments
		Bateman Street and Hills road which backs onto the Cambridge Botanic Garden. The site already an allocated site within the Cambridge Local Plan 2018. Development is acceptable given the site is already developed. Boundaries with the Botanic Garden are highly sensitive and should be sympathetic.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Site adjacent to Botanic Gardens County Wildlife site; bats may be present in suitable buildings</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation M5. Site adjacent to Botanic Gardens County Wildlife Site. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>This is a sensitive location in terms of constraints, for example the grade II* Historic Park and Garden of the Botanic Garden and Newtown and Glisson Road Conservation Area. Opposite the site, on the corner of Station Road, is a terrace of Buildings of Local Interest. Any development of the site would need to take these into consideration in terms of bulk, scale and massing.</p>
Archaeology	Amber	Evidence for Roman and prehistoric activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m

Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Development would be impacted by noise from adjacent Cambridge University Botanic Garden workshops area / service area and by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation as necessary.</p>
Air Quality	Amber	<p>AQ likely to be very poor for receptors fronting directly on to / close to Station Rd / Hills Rd junction may be exposed to unacceptable pollutant levels.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

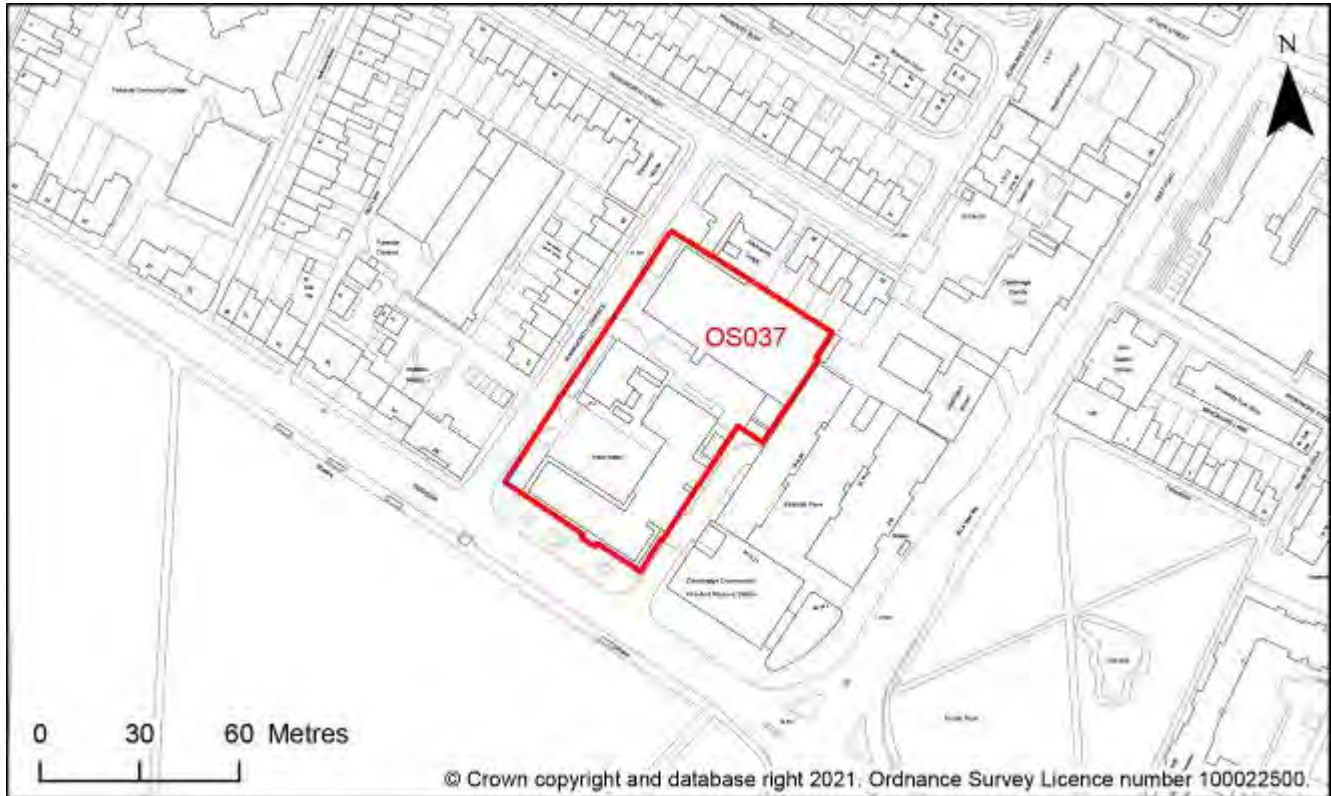
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Police Station, Parkside (Policy 27 - M4), CB1 1JG

Site Reference: OS037

Map 27: Site description - Police Station, Parkside (Policy 27 - M4)



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	50



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Within or Partially within an Employment Allocation  Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 11% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Urban  Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a highly urbanised site adjacent to the Cambridge Fire Station and the large 3+ story businesses and residences on Parkside. There are TPOs within and adjacent to the site. Any development would need to be sympathetic to Parker's Piece and if a tall building is proposed it will have to consider impacts associated with long distance views of

Issue	Assessment	Comments
		Cambridge in Policy 60/Appendix F. It is considered that landscape impacts are likely to be low to negligible but need to be reconsidered with any proposals.
Biodiversity and Geodiversity	Green	<p>No likely impact on designated sites for nature conservation. Site appears to be of low ecological value, although mature trees may provide some site specific biodiversity value and building may support roosting bats/nesting birds if suitable. Site has potential for biodiversity net gain through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of medieval and post medieval date to survive in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and noise from the nearby fire station but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

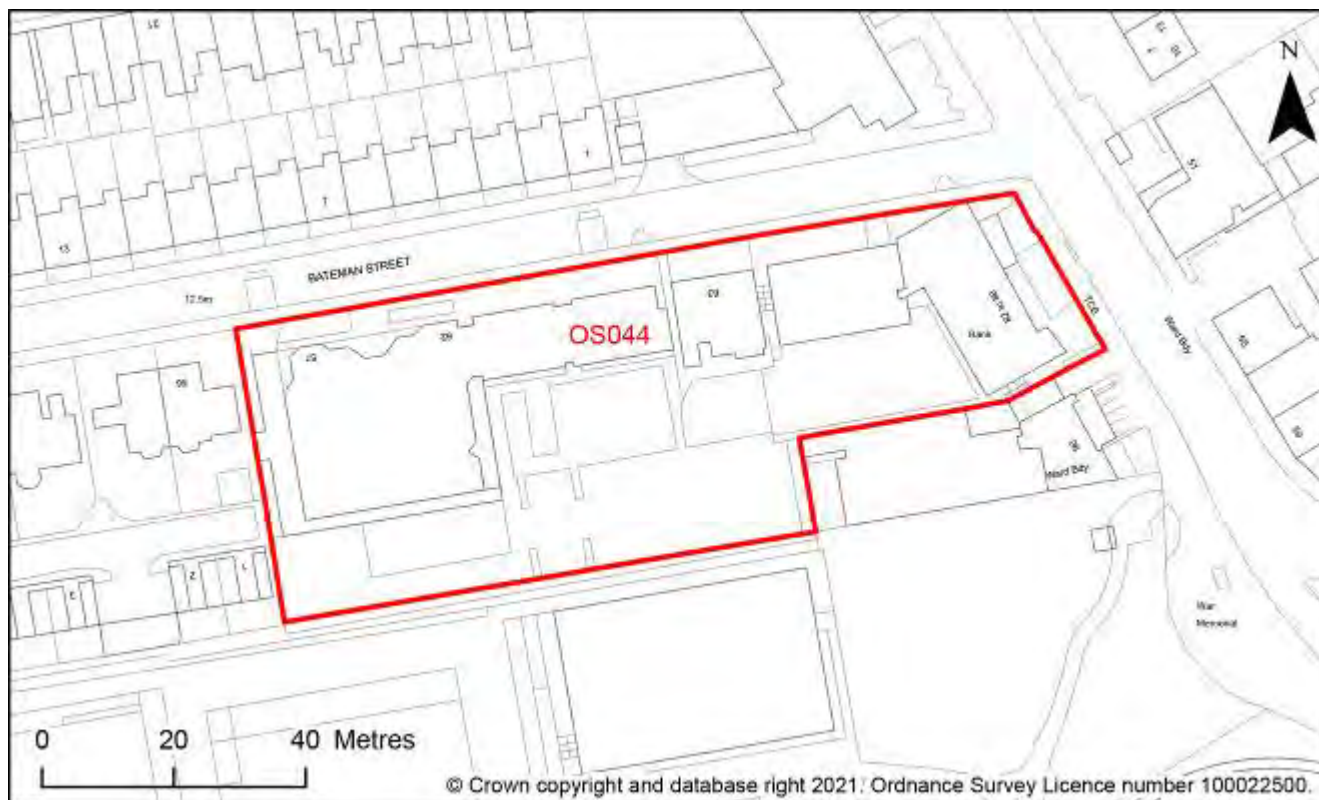
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	103
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

## 82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5), CB2 1LR

**Site Reference: OS044**

**Map 28: Site description - 82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5)**



### Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	20

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>17% lies in a 1 in 100 year event</p> <p>26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a multi-storey office at the junction of Bateman Street and Hills road which backs onto the Cambridge Botanic Garden. The site already an</p>

Issue	Assessment	Comments
		allocated site within the Cambridge Local Plan 2018. Development is acceptable given the site is already developed. Boundaries with the Botanic Garden are highly sensitive and should be sympathetic.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Cambridge Botanical Gardens County Wildlife site, designated for invertebrates and bryophytes, is immediately to the south. The vegetated southern site boundary may be within the CWS and/or be of ecological importance. Otherwise the site appears to be of low ecological value although buildings may have potential to support bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of Roman and 19th century date in the area



Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Would not generate the need for a Transport Assessment but would require pedestrian links to existing highway.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise and Industrial / Commercial / Noise from Nearby / immediately adjacent Cambridge University Botanic Garden workshops area / service area but is acceptable in principle subject to detailed design considerations and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Consider removing allocation given level of development already on site.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

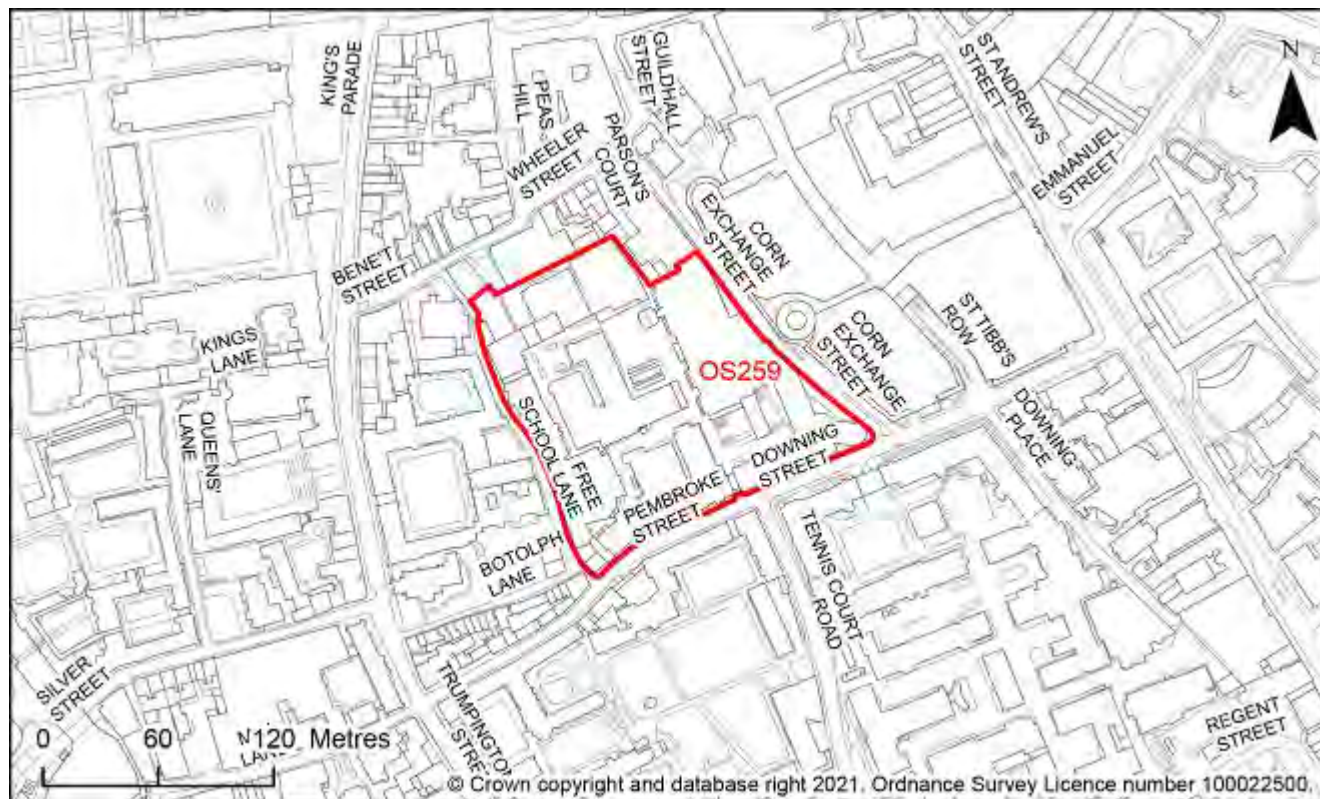
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	40
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# New Museums, Downing Street, Cambridge, CB2 3QY

## Site Reference: OS259

Map 29: Site description - New Museums, Downing Street, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Mixed use, Student accommodation, Office, Education
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	Unknown

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Urban Area within central Cambridge.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is an existing allocation. Landscape and townscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan. Opportunity for landscape enhancements through enhanced public realm.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site  Site likely to be of low ecological value, although may support roosting bats. Site has potential for biodiversity enhancement through appropriate landscaping.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>The site is located within the Cambridge City Centre Historic Core and therefore in a sensitive historic environment. The site is subject to an adopted SPD which provides detail of the site constraints and development principles. Redevelopment of the site would be acceptable subject to careful design and mitigation where necessary.</p>
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Amber</b>	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

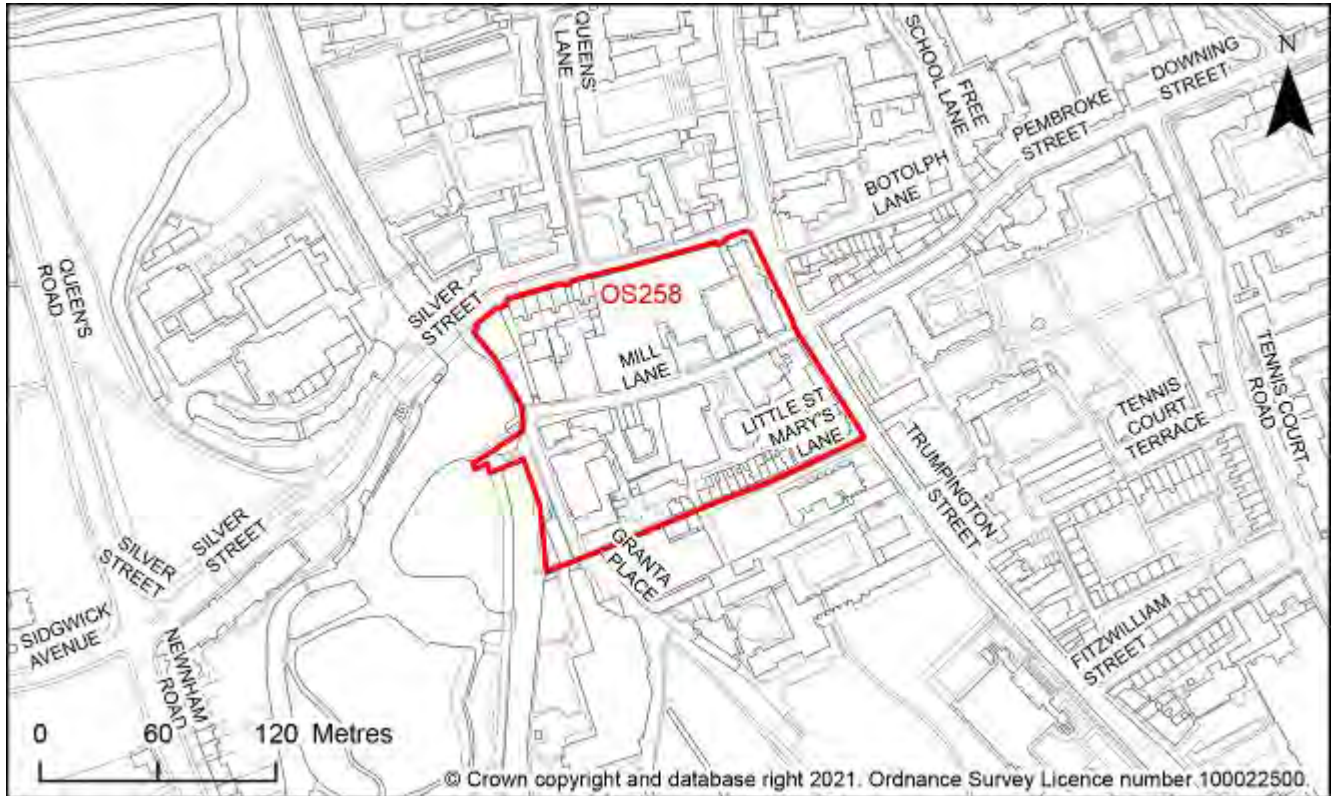


<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	5000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years plus

# Old Press/Mill Lane, Cambridge, CB3 9EP

Site Reference: OS258

Map 30: Site description - Old Press/Mill Lane, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.00
Parish or Ward	Market; Newnham
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Commercial/industrial
Proposed development	Mixed use, Student accommodation, Office, Education
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	350

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Partially within the Cambridge Greenbelt (2%)</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (15%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area within central Cambridge.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an existing allocation. Landscape and townscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan. Opportunity for landscape enhancements through enhanced public</p>

Issue	Assessment	Comments
		realm.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Site likely to be of low ecological value, although may support roosting bats. Site has potential for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>The site is located within the Cambridge City Centre Historic Core and therefore in a sensitive historic environment. The site is subject to an adopted SPD which provides detail of the site constraints and development principles. Redevelopment of the site would be acceptable subject to careful design and mitigation where necessary.</p>
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	175
Estimated dwelling units	350
Estimated employment space (m <sup>2</sup> )	6000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



## 379 - 381 Milton Road (Policy 27 - M1), CB4 1SR

Site Reference: OS033

Map 31: Site description - 379 - 381 Milton Road (Policy 27 - M1)



### Site Details

Criteria	Response
Site area (hectares)	2.41
Parish or Ward	Milton CP; Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	95



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 100 year event</p> <p>24% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a roughly triangular shaped site tucked in just south of the Guided Busway with partial frontage to Milton Road. The site proposals for a mix of housing and employment pose no landscape impacts on this site. It is recommended that space it retained for buffer</p>

Issue	Assessment	Comments
		planting and for additional tree planting within the site.
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated sites for nature conservation and consultation with Natural England unlikely to be required. Boundary habitats including trees, wooded margins and hedgerows may qualify as Habitats of Principal Importance/be of ecological value. Remainder of site is likely to be of low ecological value although buildings may support bats and nesting birds if suitable. Records of Birds of Conservation Concern and hedgehog nearby.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Finds of prehistoric date recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included with contribution towards GCP/Strategic scheme</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by noise from the Cambridge Guided Busway, Traffic and Industrial Noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 67% Urban

		Electricity sub station on site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Retain allocation.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

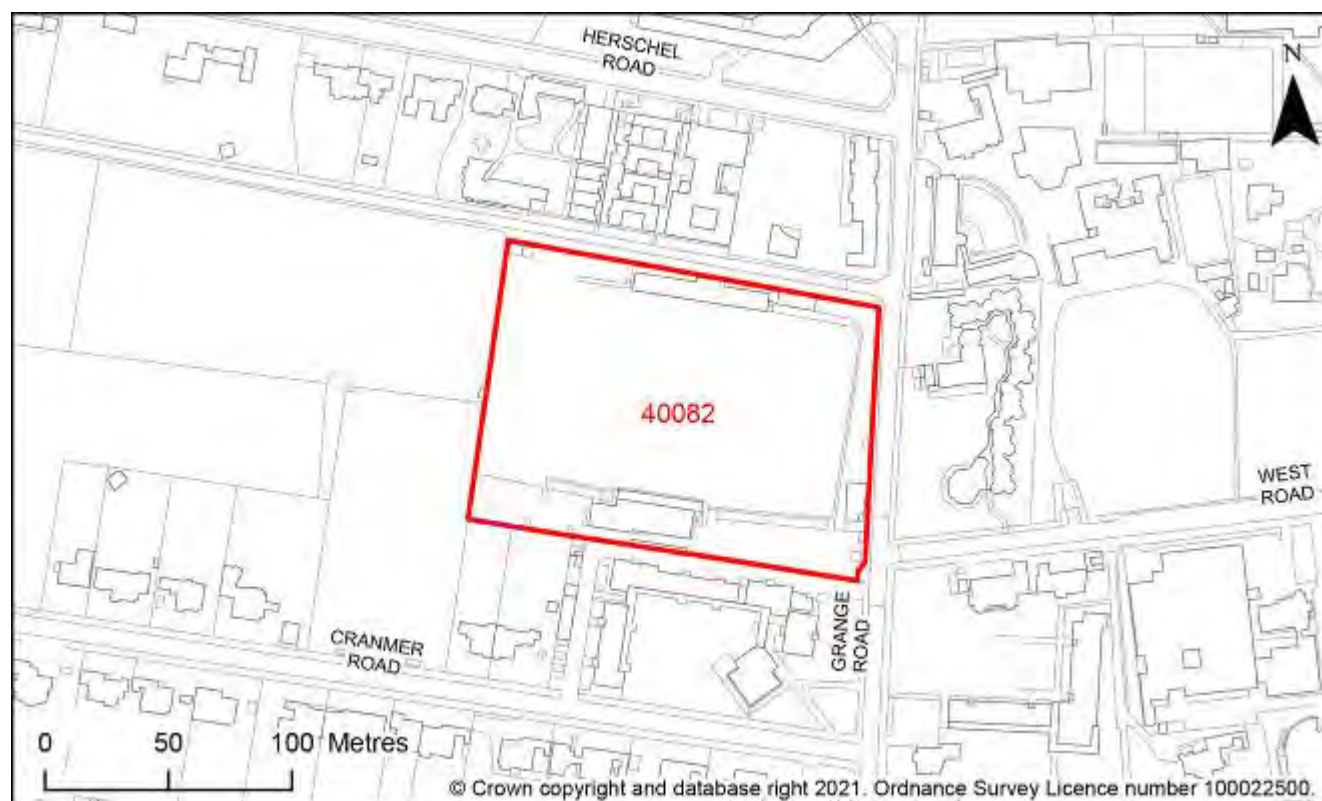
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	39
Estimated dwelling units	95
Estimated employment space (m <sup>2</sup> )	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# University Football Ground, Grange Road, Cambridge, CB3 9BN

**Site Reference: 40082**

**Map 32: Site description - University Football Ground, Grange Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Student accommodation, Recreation and leisure (sports stadium)
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Urban Area but adjacent to National Character Area 88: Bedfordshire and Cambridgeshire Claylands  Generally described as a broad, gently undulating, lowland plateau dissected by shallow river valleys  District Character Area:  Rural Lowland Mosaic - West Cambridge Claylands  The site provides Key Defining Character features for this character type:  * Hedgerows and enclosed fields  * Mixed uses including playing fields and soft, well-treed edges which separates the city from its rural hinterland          Landscape Character Assessment (2021) Landscape Character Area - Urban

Issue	Assessment	Comments
		<p>Development of this site would have a harmful impact on the green links and Protected Open Space in this sensitive area. Development would degrade the tip of the Greenfinger which reaches from open country side through to Grange Road. the green link then continues without designation through treed grounds and sport fields to the Backs. Visual impacts would be observed from outside of the site looking towards the city and from the site towards the hinterland.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Site within 200m of Adam's Road Sanctuary County Wildlife site. This is a private site, accessible to the public through membership. Habitats include pond with reedbed, woodland and hedgerows. The site is managed by a group with advice from the BCN Wildlife Trust. The watercourse that flows from this site continues along the boundary of the proposed site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Red</b>	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is located on a formal Sports Ground which is protected open space. Its loss will impact on formal sports provision for the University of Cambridge. Any proposal for a new University Stadium will be considered as part of the Playing Pitch Strategy update and not part of the HELAA process.</p>
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Sensitive location close to Listed Buildings and within the Conservation Area, but these could be overcome</p>



Issue	Assessment	Comments
		depending on design scale and massing. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Evidence for Saxon activity in the vicinity, including a cemetery to the south east
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport</p>

Issue	Assessment	Comments
		Assessment
Noise, Vibration, Odour and Light Pollution	<b>Red</b>	Proposed numbers will depend upon design of the facility and would be secondary to the Sports Stadium requirements. If residential to coexist with Stadium there is a potential conflict.
Air Quality	<b>Amber</b>	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NH14  Very High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

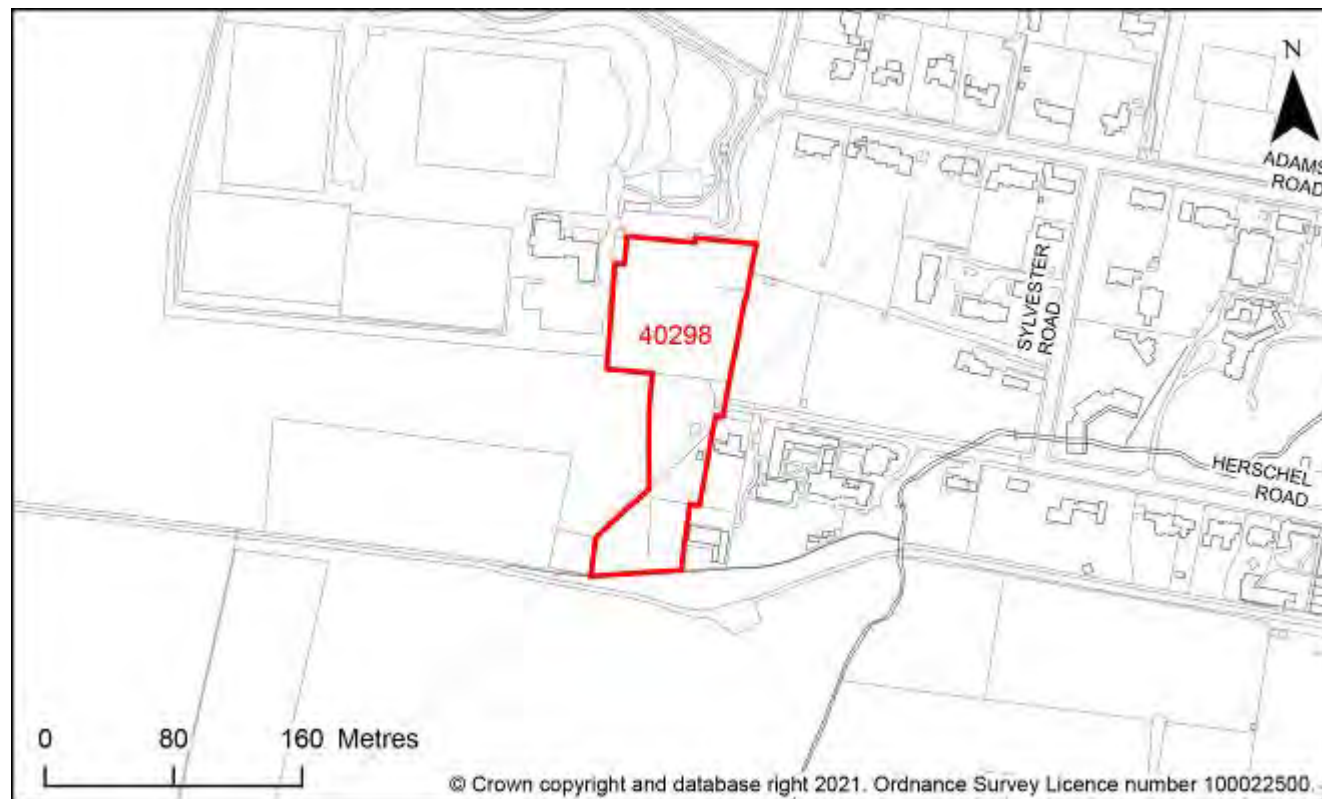
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	57
Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	7500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Wilberforce Road, Cambridge, CB3 9AD

Site Reference: 40298

Map 33: Site description - Land south of Wilberforce Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Student accommodation
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	120

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Partially within the Cambridge Greenbelt (1%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  19% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The site is located at the foot of the eastern end of the wooded hills of the Claylands and is typical of character type.  District Character Area: Semi-rural, edge of Cambridge western suburbs  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is located on the western edge of Cambridge and is semi-rural in character and heavily vegetated. No proposed unit numbers for the suggestion of student housing have been specified but the site has a student housing allocation of 120 units and the assessment is done on that number. This could be

Issue	Assessment	Comments
		achieved if sensitively design with low car numbers and due consideration of the existing vegetation on the site; a landscape strategy is required.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. Some of the southern section of the site has been identified by Natural England as having a traditional orchard, which is a priority habitat; however, this would require verification through survey. If the site assessment confirms the site has priority habitat within it, then the site should be assessed as Red. If the site is assessed as not having priority habitat then the site can be assessed as Green. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. -----OR-----</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation U3. Site adjacent to Green Belt. Development of the site may have a detrimental impact on Green Belt, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the adjacent West Cambridge conservation area and the Roman Road on site, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Field evaluation has identified the course of the Roman Road Akeman Street

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The proposal is located on a highly congested corridor. Cumulative capacity assessments will be required and significant sustainable transport improvements will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities and teaching facilities.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected and planning conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NH13; HC9  Very High; High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for the demolition of existing buildings/structures and erection of college accommodation (21/02052/FUL)
When will the site be available for development?	0-5 Years

### Achievable (Outcome = **Green**)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	54
Estimated dwelling units	66
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge, CB3 0EQ

Site Reference: 40380

Map 34: Site description - Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	4.01
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	60

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  23% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  Urban Area  Central Conservation area  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a large sports field, designated as Protected Open Space and located within a Conservation Area. The site forms part of a series of open landscapes within the city which contribute to the sense of openness and provide local views. In landscape terms, development of the site would cause harm to the local openness, character and views in this area, which would be unalterable and not possible to mitigate

Issue	Assessment	Comments
		against.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is a formal sports playing fields and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Potential impact to setting and character of the Conservation Area and a Grade II listed college pavilion. The harm could be reasonably mitigated.</p>
Archaeology	Amber	Previous evaluation of the site has identified the course of the Roman road Akeman Street.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>The proposal is located on a highly congested corridor. Cumulative capacity assessments will be required and significant sustainable transport improvements will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Green	<p>No prior history of development aside from sports ground</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

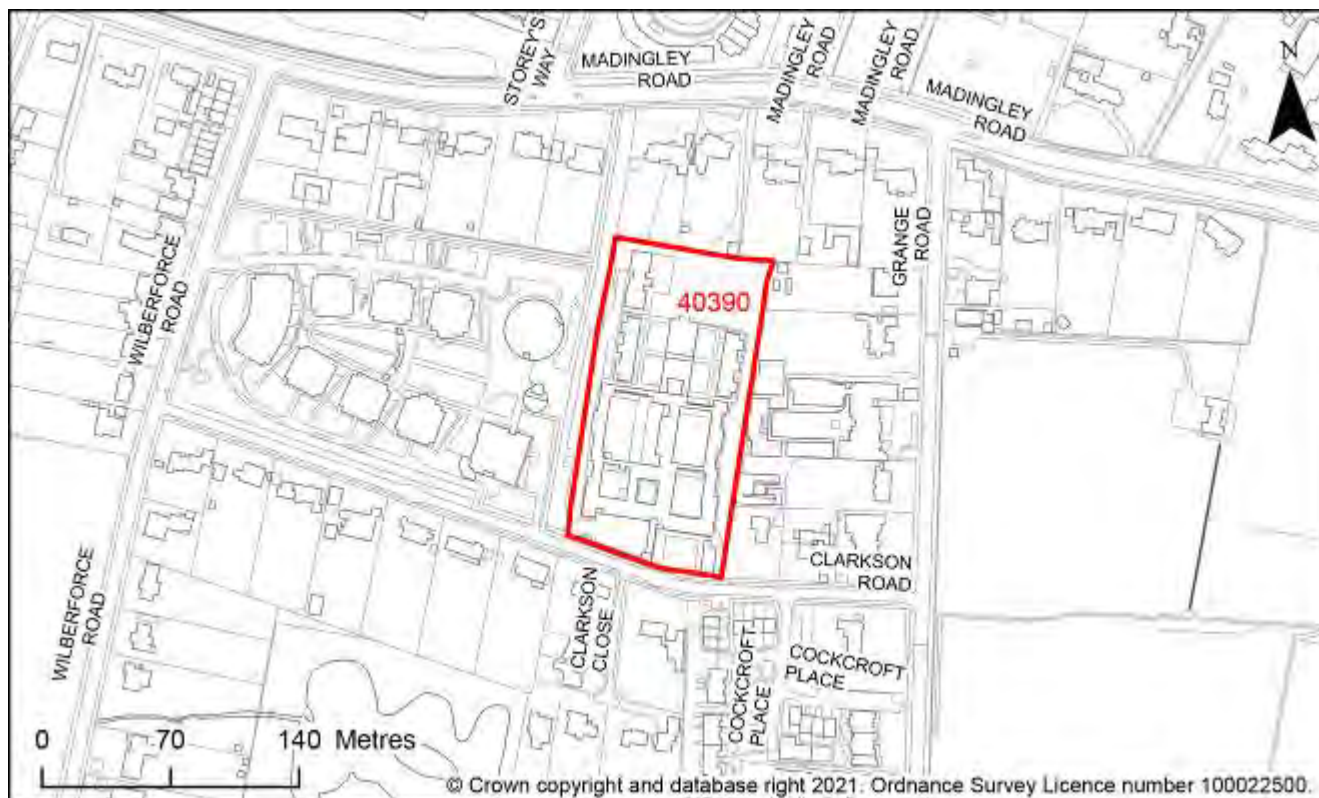
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	60
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Wolfson Court, Clarkson Road, Cambridge, CB3 0HD

**Site Reference: 40390**

**Map 35: Site description - Land at Wolfson Court, Clarkson Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	1.48
Parish or Ward	Newnham
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential, Education/community
Proposed development	Residential, Student accommodation, Education
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	400



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Urban Area  Central Conservation area  Landscape Character Assessment (2021) Landscape Character Area - Urban  Landscape impacts of redevelopment of this site for the same uses would be low, providing the scale of the development remains similar. There are opportunities to diversify the arrangement of buildings on the site to allow more vegetation, and particularly trees, to populate the site which should be achieved in line with Canopy Cover policies.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site  Natural England consultation unlikely to be required. Site has no apparent priority habitats but is located within the Cambridge Backs and river Cam corridor with mature trees and garden supporting a high bat population. Bat roosts likely in existing suitable buildings.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development for the university/college would be in keeping with the current use. Care would have to be taken to ensure that any new development would not negatively impact on the setting of the listed building opposite the site, and that it was appropriate to the character and appearance of the conservation area. The impact of development could be reasonably mitigated.</p>
Archaeology	Amber	Located adjacent to the route of the Roman road Akeman Street. The site is also crossed by the route of Trinity Conduit
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Madingley Road is a congested corridor in Cambridge which is subject to improvements by the GCP. Existing junctions are over or close to capacity. Due to the city location, walking and cycling links will be very important to ensure a high sustainable mode share. Cumulative assessments will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposal will be affected by commercial / academic noise from the academic uses at either side but is capable of being developed subject to detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, minor contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

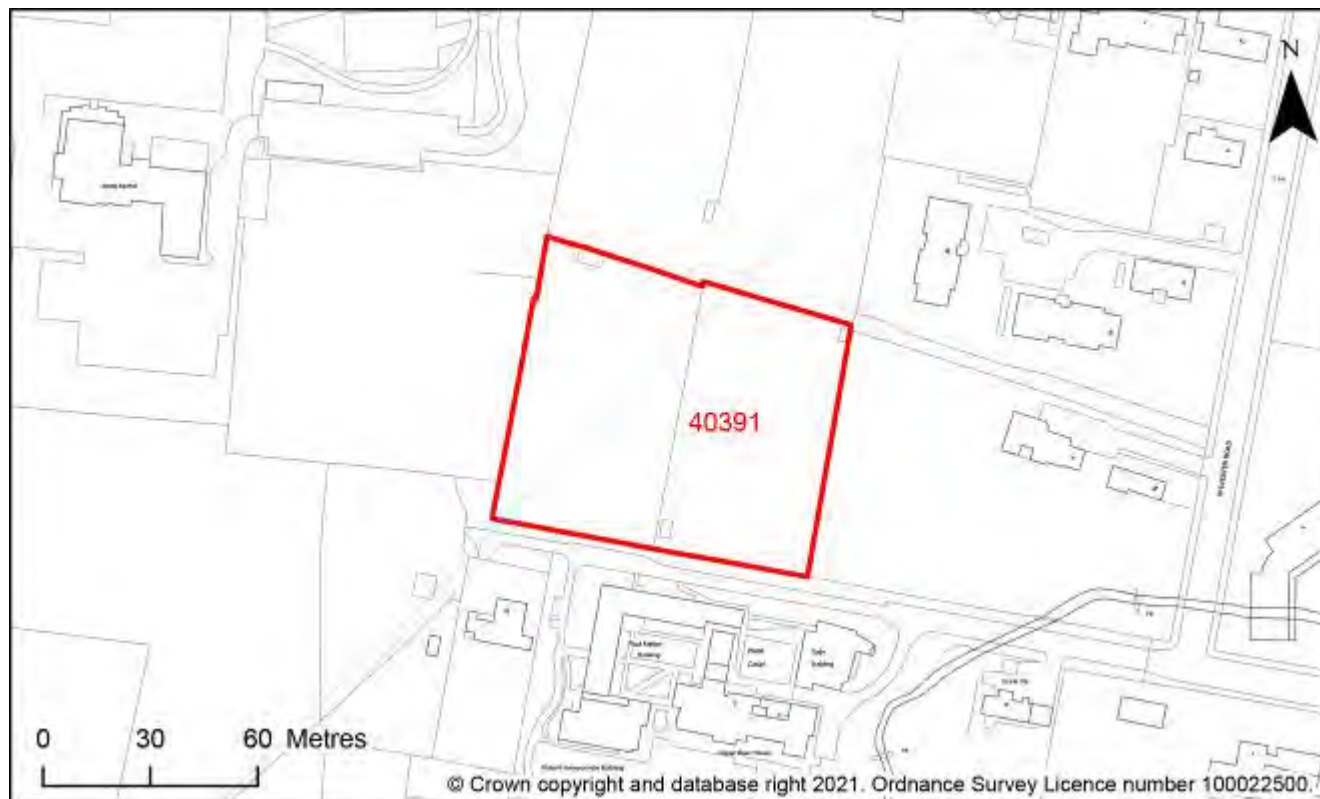
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	113
Estimated dwelling units	166
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land south of 8-10 Adams Road, Cambridge, CB3 9AD

Site Reference: 40391

Map 36: Site description - Land south of 8-10 Adams Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The site is located at the foot of the eastern end of the wooded hills of the Claylands and is typical of character type.  District Character Area: Semi-rural, edge of Cambridge western suburbs  Landscape Character Assessment (2021) Landscape Character Area - Urban  Located on the western edge of Cambridge, the site is heavily vegetated with mature trees, scrub and grassland and is semi-rural in character. The site can be viewed from Red Meadow Hill to the west. The proposed unit numbers would not be in context with the surrounding villa residences set in spacious gardens; however, development could be achieved if sensitively designed in character with the immediate surroundings and taking into consideration the views from elevated

Issue	Assessment	Comments
		vantage points to the west.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site consists of a mix of woodland, scrub and grassland habitats surrounded by mature gardens with direct links to open countryside and, therefore, represents a significant ecological asset in an urban context. Likely to result in high baseline score for BNG metric and, therefore, 10% BNG unlikely to be viable on site. Potential to negatively impact on the nearby Bin Brook.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The site looks to have remained undeveloped and was possibly associated with Grange Farm that was close to the University Sports Ground to the west. Development of the site could have a detrimental impact on the West Cambridge Conservation Area but the impact could be reasonably mitigated.</p>
Archaeology	Amber	The site is crossed by the route of the Roman road Akeman Street
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated through good acoustic design.</p>
Air Quality	<b>Amber</b>	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Brownfield site, contamination expected and planning conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Triangle Site, Stacey Lane, Cambridge, CB3 9AD

Site Reference: 40396

Map 37: Site description - Triangle Site, Stacey Lane, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.60
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	TPO on-site  Urban Area  Central Conservation area  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a triangular shaped piece of land bounded by a foot/cycleway along the diagonal edge, Stacey Lane to the north and Adams Road to the east. A group TPO covers the whole site. The site provides a connection between the series of Protected Open Spaces to the south and west with the Protected Open Spaces to the north. Any development on this site would break the openness of this corridor of green and open spaces within Cambridge. It is more associated with the larger University sports ground to the south and is only separated from it by virtue of the cycle path connection.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Whole site is protected open space therefore development is not acceptable in principle.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This is a small triangle of land on the edge of playing fields. The character of West Cambridge Conservation Area is large houses with generous gardens and so any development would need to reflect the surrounding built context. It would also need to respect the setting of the Grade II Emmanuel College Sports Pavilion. The impacts of development can be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in a landscape of extensive Roman activity, close to the route of the Roman road Akeman Street.</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	Greenfield site - no history of development

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC9  High

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off The Lawns, Cambridge, CB3 0RU

Site Reference: 40425

Map 38: Site description - Land off The Lawns, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.19
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Urban Area within central Cambridge.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a flat open grassed space, formerly used as a hockey pitch. It is disused now. The site is Protected Open Space within the Cambridge area and is also within the Conservation area. This piece of open space is valuable as an open space resource but could contribute to development if large trees and biodiversity enhancement were put in place, if all other Policy constraints could be overcome.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site  All residential development will require an assessment of recreational impacts on nearby SSSIs. Boundray habitats including hedgerows and trees may qualify as Habitats of Principle Importance/be of high ecological value and support protected or notable species. The

Issue	Assessment	Comments
		<p>current grassland habitat forms part of a wider green corridor into the City in association with adjoining sports pitches and mature gardens.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Site is a formal sports field and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Views of this site from Wilberforce Road are important to the character of the conservation area, especially in winter. Without very careful design, development would harm the character of the conservation area and the setting of nearby statutorily and locally listed buildings, especially Emmanuel Sports Pavilion, to which this site forms part of the background.</p>
Archaeology	Amber	Extensive Roman settlement recorded to the north west
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>Potential commercial / education / recreational noise and artificial lighting impacts from Cambridge Tennis Club Wilberforce Road immediately to South. Housing immediately next to tennis club unlikely to be considered good acoustic design / layout. Development would be possible with appropriate siting, layout and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	<b>Green</b>	<p>Greenfield site - no history of development</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Urban</p>
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-

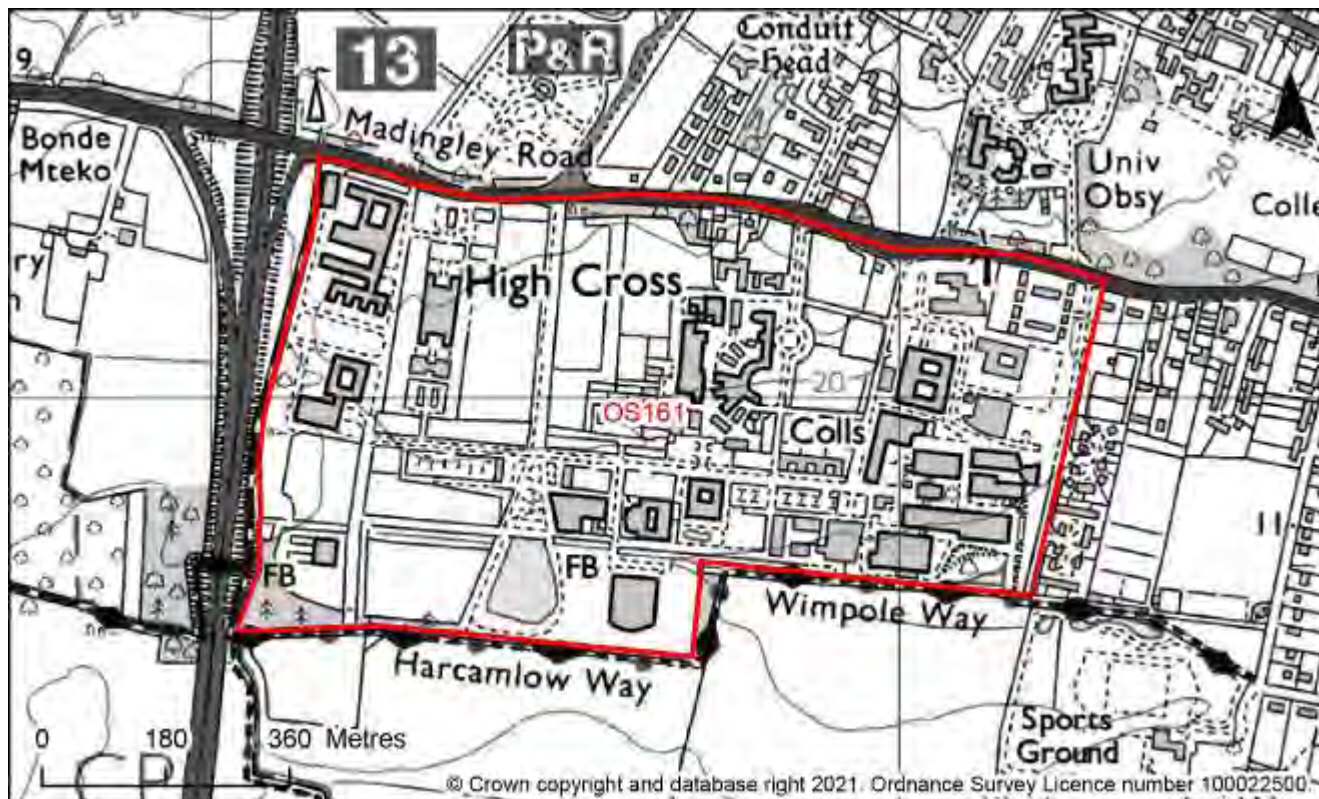
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# West Cambridge (M13 Designated Site), CB3 0EL

Site Reference: OS161

Map 39: Site description - West Cambridge (M13 Designated Site)



## Site Details

Criteria	Response
Site area (hectares)	66.90
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Education/community, Recreation
Proposed development	Mixed use, Research and Development, Research and Development, Research and Development, Research and Development, Education, Recreation and leisure



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>TPO on-site</p> <p>National character Area 88 – The site and its surroundings represent a typical example of this landscape type.</p> <p>District Character Area: Western Claylands. The general description of landscape features accords with the national character area.</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site currently consists of university research facilities and is undergoing the construction of additional buildings/facilities under its existing permission. All these facilities are large buildings set in a strategic landscape. The site is proposed for densification and to include some residential use which is appropriate and would improve the site generally. Landscape buffers and limiting building heights will be important.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The west of the site includes the Scrub East of M11 Verge City Wildlife site, which is cited for its scrub habitat and hedgerows. The southern boundary of the site is adjacent to the Coton Path Hedgerow CWS which is sited for two nationally rare vascular plants. The site contains areas registered under the 2014 National Forest Inventory as deciduous woodland and, therefore, may qualify as priority habitat. Other habitats within the site include buildings, ponds/lakes, grasslands, hedges, standing trees, and wooded boundaries that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park</p> <p>Within 50m of a Country Park - Parks and Gardens</p>

Issue	Assessment	Comments
		Cambridge Local Plan Site allocation M13. Site adjacent to Semi Natural Green Space (M11 Verge and Scrub East of M11). Development of the site in line with any outline planning consent should have a positive impact on a designated site.
Historic Environment	Green	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Extensive archaeological remains known from previous investigations. Some localised impacts from development may be anticipated
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would require accompanying secondary school, local centre / employment provision, primary school and community centre
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development will have to consider the impact of committed/allocated sites onto the local highway network and conduct capacity assessments at local junctions. The site must promote sustainable travel to local services and provide high quality walking and cycling routes to the Cambridgeshire Guided Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site will be affected by industrial / commercial / academic noise and heavy engineering in places.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 3% Grade 2; 97% Grade 3</p> <p>Electricity sub station onsite</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	Major University research and development expansion area supporting commercial R&D, existing policy should be retained given development is ongoing.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC8; HC6; HC5; CT7 Very High; Moderate

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a number of commercial/research developments (19/1763/FUL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

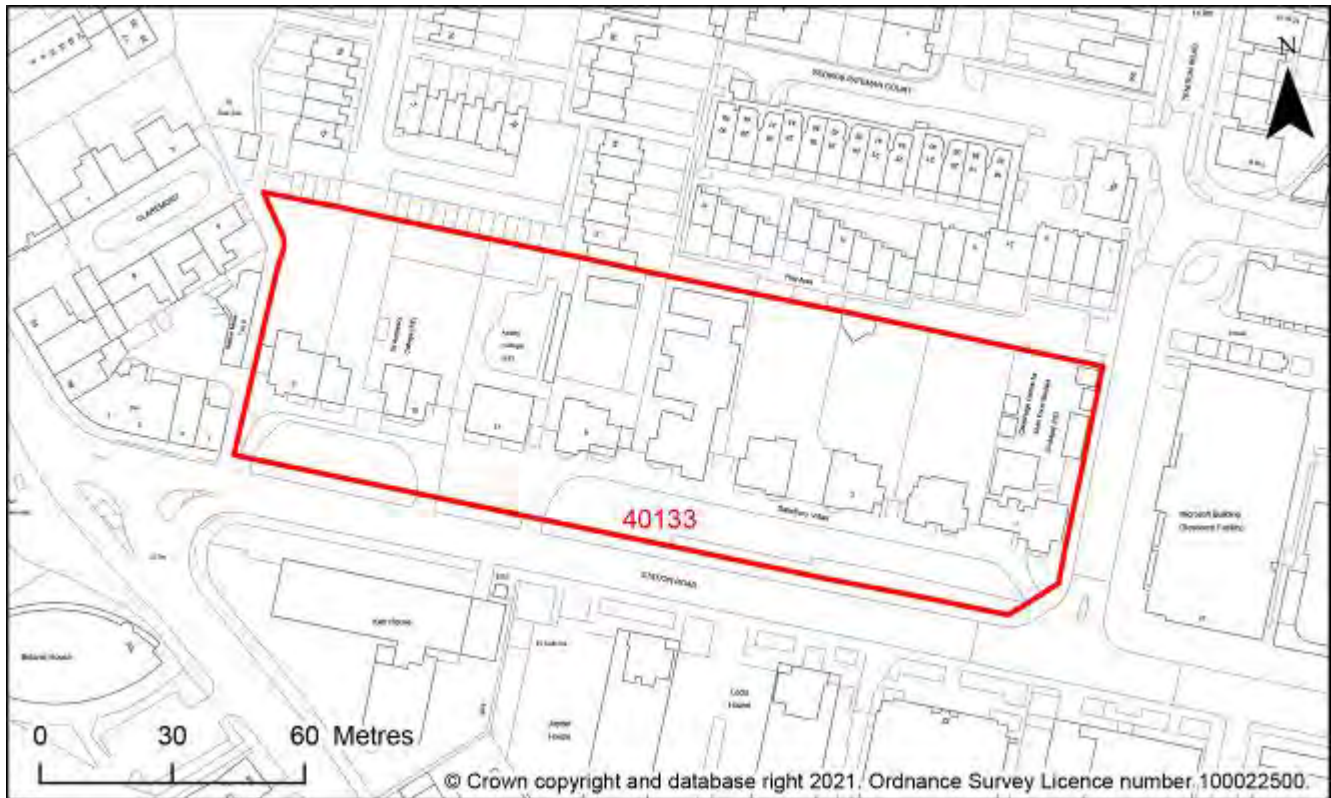
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	250000

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land on north side of Station Road, Cambridge, CB1 2JB

## Site Reference: 40133

Map 40: Site description - Land on north side of Station Road, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential, Commercial/industrial, Education/community
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community

	facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m²)</b>	No estimate floorspace given
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area  Within 20m of an Employment Allocation  Within or Partially within the Strategic District Heating Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment  Landscape Character Assessment (2021) Landscape Character Area - Urban



Issue	Assessment	Comments
		<p>The site is an already developed site with a series of historic villa style houses which have been converted in a number of different uses, including educational. Development would need to maintain a significant amount of open frontage and separation and landscape buffering to the rear, as well as protecting and enhancing the existing tree canopy.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site in close proximity to Botanic Garden County Wildlife site. Mature tree stock on site represents main existing biodiversity value. Potential for biodiversity enhancement through appropriate landscape scheme.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>This site is within the Conservation Area and all the villas are buildings of local interest. Development to the rear or demolition of the villas and redevelopment of the site would harm the character of the Conservation Area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Evidence for prehistoric and Roman archaeology in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed

Issue	Assessment	Comments
		in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

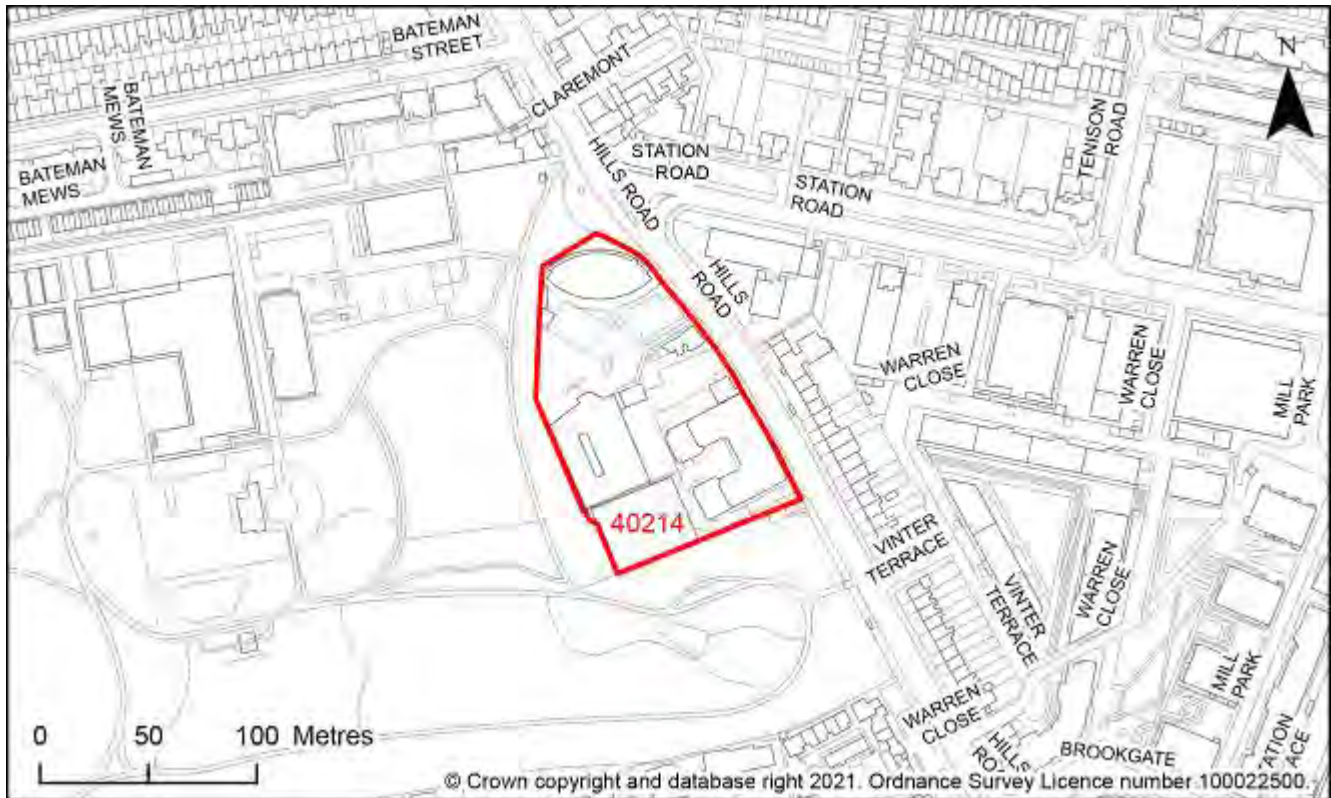
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	7400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 100-112 Hills Road, Cambridge, CB2 1LQ

Site Reference: 40214

Map 41: Site description - 100-112 Hills Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure, Retail

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	5750
<b>Proposed housing units</b>	-

## Site Assessment Summary

<b>Criteria</b>	<b>Outcome</b>
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

<b>Issue</b>	<b>Assessment</b>	<b>Comments</b>
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 8% lies in a 1 in 100 year event</p> <p>28% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and Large Terraces; and Borrowed Landscapes - Botanic Garden</p> <p>the site is Atypical of the character area being historically a commercial/industrial site at the edge of the Botanic Garden</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The is adjacent to the Cambridge Botanic Garden. The</p>

Issue	Assessment	Comments
		site has an extant permission in place for a residential scheme but is also currently progressing an application for a full site redevelopment as office buildings. The site is acceptable but it is critical that proposals are sympathetic to the Botanic Garden and long distance views (policy 60 of the Cambridge Local Plan). Street planting and meaningful public realm must be included. Care needed around root protect zones from adjacent trees.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Site adjacent to Botanic Gardens County Wildlife site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation M44. Site adjacent to Botanic Gardens County Wildlife Site. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	In addition to evidence for Roman activity in the vicinity, the site is of importance for the post medieval/early modern industry of the City of Cambridge

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Green</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider the impact onto the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads</p>



Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by operational Noise but development is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	Yes, Phase 1 of planning permission reference 06/0552/FUL has been implemented and remains extant. Development comprises B1 office use:
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	5750
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge, CB1 2LT

**Site Reference: 44108**

**Map 42: Site description - Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	0.09
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Car park
Proposed development	Residential, Market and affordable housing, Key worker housing, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge  Within or Partially within the Strategic District Heating Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 15% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is currently a garage and parking site. Any development on the site should seek to integrate landscape space and trees with adequate space for landscape buffers. Development scale should be context driven and retain the domestic, though dense, scale of the local area.
Biodiversity and Geodiversity	<b>Green</b>	Within 200m of a Wildlife Site  All residential developments will require an assessment

Issue	Assessment	Comments
		<p>of recreational impacts on nearby SSSIs. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Amber</b>	Site lies within an AQMA
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	53
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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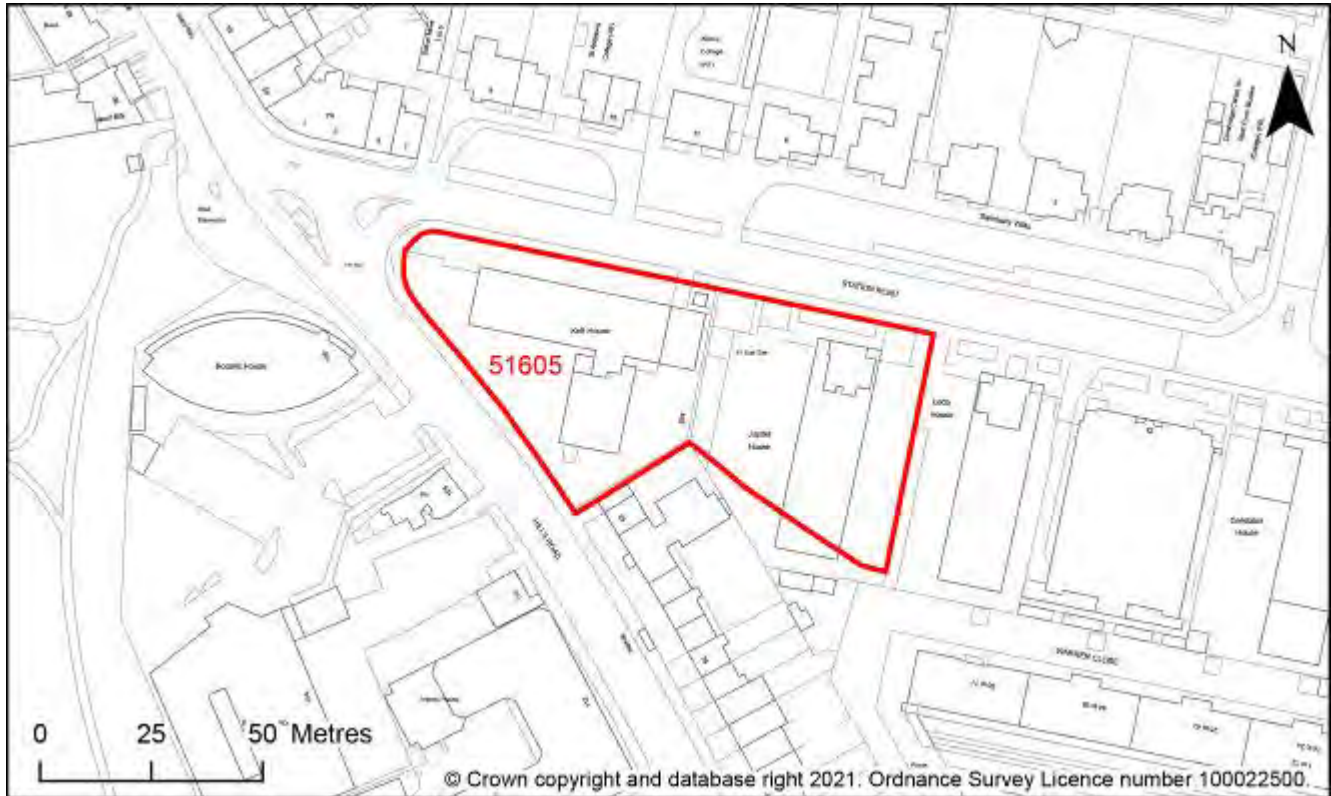
0-5 Years
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# Kett House and 10 Station Road, Cambridge, CB1 2BJ

Site Reference: 51605

Map 43: Site description - Kett House and 10 Station Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.49
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Retail
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is currently developed as office space in multi-storey buildings. Kett House occupies a prominent piece of land at the junction of Station Road and Hills Road and is part of a larger Opportunity Area for the Station area. Land around the buildings is predominantly car parking with some significant tree planting along the Station Road. At the junction of the</p>

Issue	Assessment	Comments
		two roads, more ornamental planting and ornamental trees are present. A bank of TPO trees lines the eastern boundary in the carpark between Jupiter House and Leda House which must be retained.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Any proposed development of this site should be considerate of the local designated and non-designated heritage assets. The bulk scale and massing should ensure that it does not negatively impact on the historic buildings in the locality. The height of any tall buildings should be tested against the relevant policy.</p>
Archaeology	Amber	Evidence for Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Flying Pig opposite (entertainment noise - Agent of Change) Station Rd / Hills Rd junction high level traffic noise - The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.?</p>
Air Quality	Amber	<p>AQ likely to be very poor for receptors fronting directly on to / close to Station Rd / Hills Rd junction may be exposed to unacceptable pollutant levels.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain existing policy designation given site is not yet fully developed.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

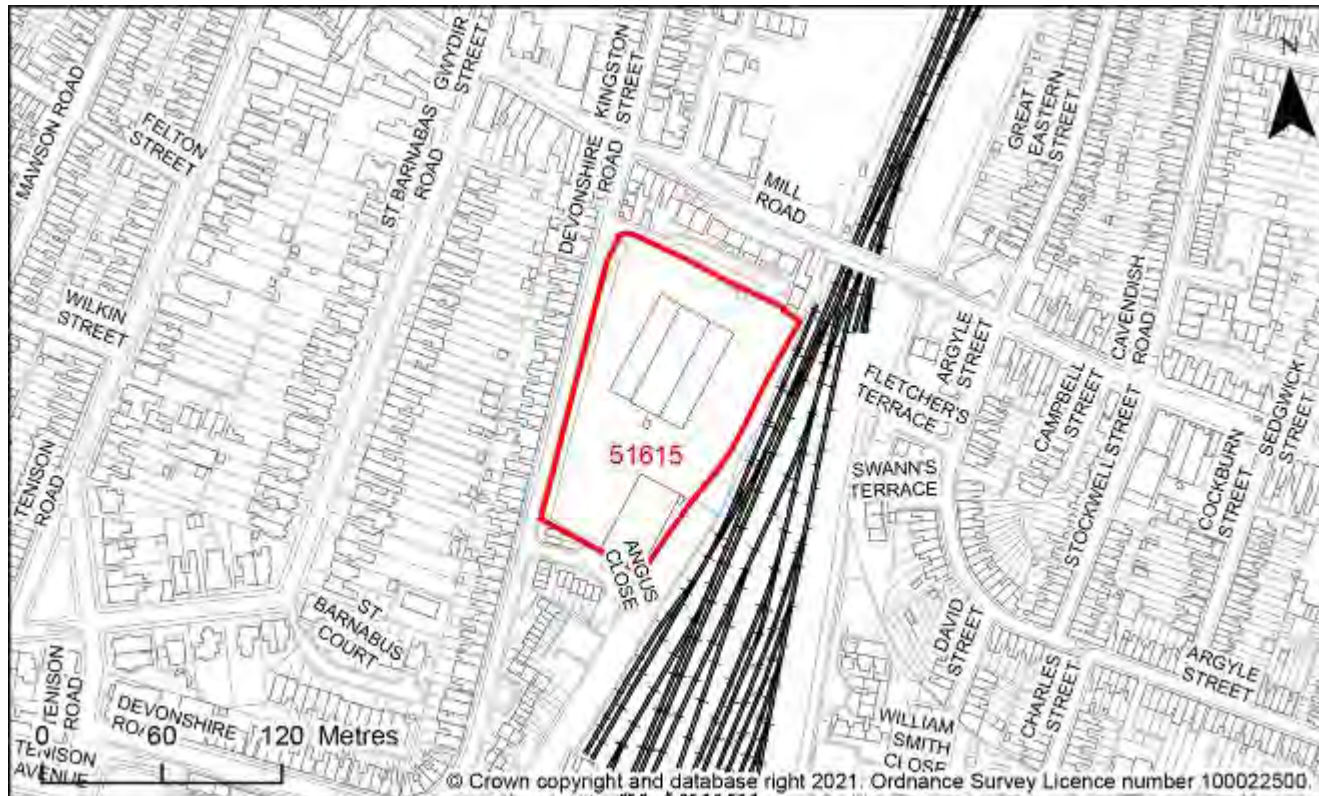
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	1600
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Travis Perkins, Devonshire Road, Cambridge, CB1 2BJ

Site Reference: 51615

Map 44: Site description - Travis Perkins, Devonshire Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.23
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Amber</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area  Within or Partially within the Strategic District Heating Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands.  District Character Area:  The site is located in a distinctly tight urban area surrounded by retail, residential, railway uses.  Landscape Character Assessment (2021) Landscape Character Area - Urban



Issue	Assessment	Comments
		<p>All boundaries of this urban site have some degree of vegetation, but the most notable is the western boundary with Devonshire Road which contains tree and shrub planting and helps to screen the activity of the current use from the residential properties opposite. This vegetation has a group TPO. Residential use would be appropriate; however, a masterplan and a design that is sensitive to context will be required. An appropriate landscape, open space, drainage and tree strategy would be required together in close partnership with architectural design, height and density. The TPO vegetation along Devonshire Road would need to be retained and managed. The remaining boundary should have a soft landscape treatment as buffers to neighbours and the site should include an open space suitable to accommodate large species trees.</p>
Biodiversity and Geodiversity	Green	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise site likely to be of low ecological value. Building may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The Mill Road Conservation Area wraps around two sides of the site. An application for this site was approved in 2015 and the Conservation Team worked closely with Urban Design and the DM Team to get an appropriate scheme for this site that is adjacent to a heritage asset.</p>

Issue	Assessment	Comments
Archaeology	Amber	Evidence for prehistoric and Roman activity in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Nearby adjacent Railway Line - Train Stabling and servicing facilities & Industrial / Commercial (train Stabling) - acceptable in principle subject to appropriate zoning / layout of residential, detailed

Issue	Assessment	Comments
		design considerations and mitigation. Network Rail future plans for area - All PD
Air Quality	Amber	Lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Amber)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	Yes, Planning permission granted for 43 dwellings, but this application was not implemented and has lapsed. (11/1294/FUL)

Question	Response
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

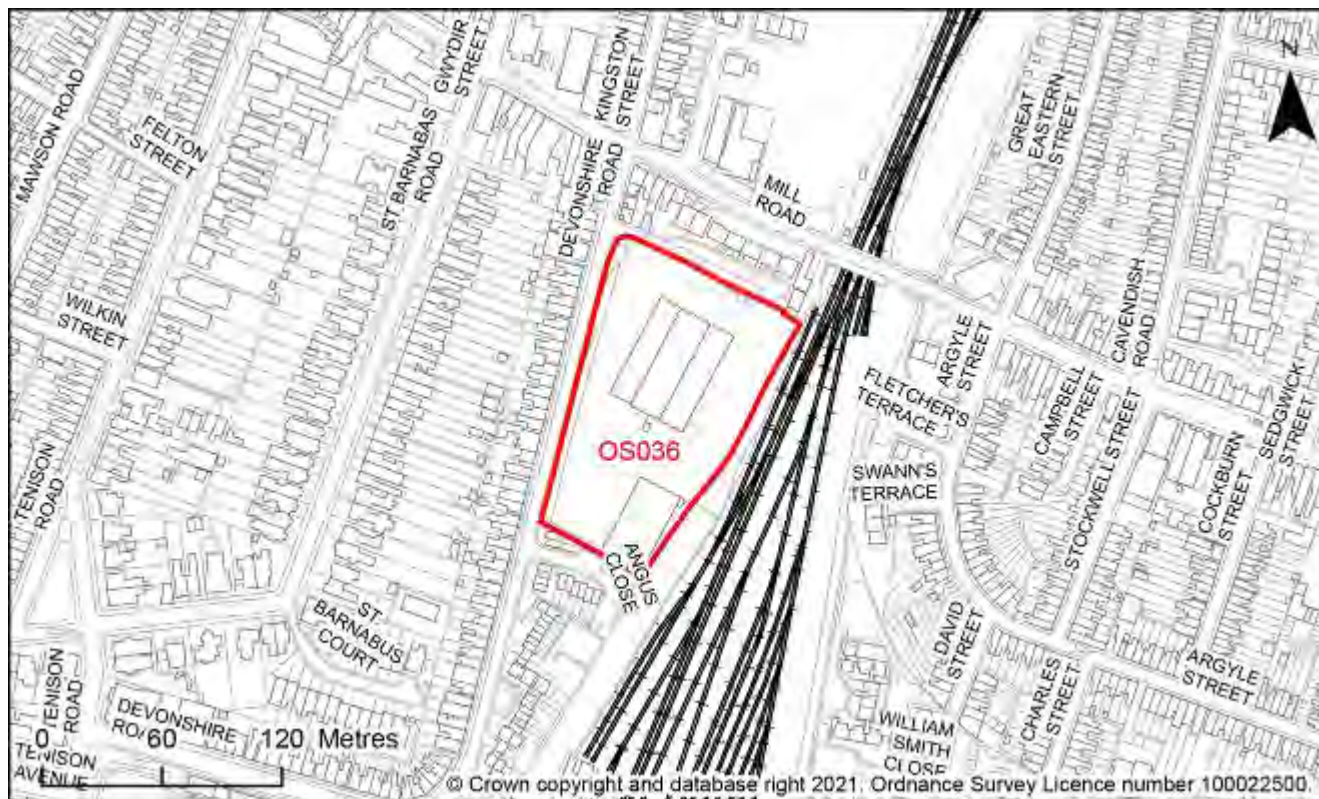
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	24
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Travis Perkins, Devonshire Road (Policy 27 - R9), CB1 2BJ

## Site Reference: OS036

Map 45: Site description - Travis Perkins, Devonshire Road (Policy 27 - R9)



## Site Details

Criteria	Response
Site area (hectares)	1.23
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	43

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a builders merchants site adjacent to the Cambridge Railway Station and Railway line. There is dense line of TPO trees kept as a tall and overgrown hedge between the site and Devonshire Road. Additional large trees are dotted around the remaining boundaries Landscape impacts are minimal. Existing trees are recommended to be retained and treated as a</p>

Issue	Assessment	Comments
		site constraint and space need for additional tree planting as part of the development.
Biodiversity and Geodiversity	Amber	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise, impact on designated sites are unlikely. Boundary vegetation such as trees and native hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Hardstanding and buildings of low ecological value, although buildings may support roosting bats (if suitable). Opportunities to deliver biodiversity net gain, especially along railway edge.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of post medieval and 19th century date to survive in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Contribute towards/instigate Devonshire Road closure. Reserved land for Chisholm Trail and potential contributions towards the trail as a whole. Other walking and cycling connections required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is affected by noise from the nearby adjacent Railway Line, train Stabblings and servicing facilities and Industrial / Commercial (train Stabling ) noise but is acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation. Network Rail future plans for area - All PD</p>
Air Quality	<b>Amber</b>	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Brownfield site, contamination expected, conditions required</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	43
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge, CB1 2LF

Site Reference: 44108a

Map 46: Site description - Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.10
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Car park
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	Unknown
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge  Within or Partially within the Strategic District Heating Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 13% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is currently a garage and parking site. Any development on the site should seek to integrate landscape space and trees with adequate space for landscape buffers. Development scale should be context driven and retain the domestic, though dense, scale of the local area.
Biodiversity and Geodiversity	<b>Green</b>	Within 200m of a Wildlife Site  All residential developments will require an assessment

Issue	Assessment	Comments
		<p>of recreational impacts on nearby SSSIs. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is owned by Cambridge City Council and there is an intention to develop the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	120
Estimated dwelling units	12
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Land west of Baldock Way, Cambridge, CB1 7TX

Site Reference: 40168

Map 47: Site description - Land west of Baldock Way, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Queen Ediths
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 26% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Urban Area.  Pre-1900 Residential Terraces and Large Terraces character area for City of Cambridge. The site is a reasonable example of this character type. The double site area allows for a much larger garden area than a standard house on the street.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site was originally a large house but has been used most recently as a nursery as part of the nearly Morley Primary School. The building fills the space of two house and two back gardens. Proposals on this site should aim to be contextual with the surrounding character. Ideally, an effective reuse of the existing building should be considered.
Biodiversity and Geodiversity	Amber	Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be

Issue	Assessment	Comments
		<p>Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Cambridge Biomedical Campus Extension (North of Granham's Road), CB2 0SL

Site Reference: OS217

Map 48: Site description - Cambridge Biomedical Campus Extension (North of Granham's Road)



## Site Details

Criteria	Response
Site area (hectares)	19.43
Parish or Ward	Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development,



	Research and Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	
<b>Proposed housing units</b>	Unknown

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (23%)</p> <p>Partly in Flood Zone 3 (23%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA 87 East Anglian Chalk</p> <p>District Character Area:</p>

Issue	Assessment	Comments
		<p>The Chalklands</p> <p>The site is typical of the settlement character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Development would push the urban edge of the city to Granham's Road and thereby significantly altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. The visibility from elevated views to the east and south make this area particularly sensitive. However, if development were considered appropriate in this area, it should have regard of the effect of the further encroachment into the countryside and be sympathetic to the rural landscape character and the setting of the city. A sensitive approach to development would mean the inclusion of extensive landscape buffering</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>Within 40m of Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>



Issue	Assessment	Comments
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site will be affected by possible industrial / Commercial Noise and Helicopter noise from Addenbrookes Hospital / Cambridge Biomedical Campus to North and Transport Noise from emerging CSE Transport route to SW and by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	<b>Amber</b>	No prior history of development

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Urban  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11  High

**Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	57000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years plus

# Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge, CB1 8NQ

**Site Reference: 40528**

**Map 49: Site description - Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Queen Ediths; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	14
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework but within Cambridge  Partially within the Cambridge Greenbelt (94%)
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  Landscape Character Designations and Assessment  Urban edge on border of National Character Area 87 – East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. This is an open, rolling, arable landscape progressing along a wide chalk ridge to the south and east of Cambridge.  District Character Area  Urban edge of east Cambridge and within the Eastern Green Corridor identified in the Cambridge LCA 2003.  Landscape Character Assessment (2021) Landscape Character Area - 7B: Gog Magog Chalk Hills  The site consists of an isolated grassed field at the base of steep northwest facing slope of Lime Kiln Hill, Cherry Hinton. The site is surrounded by mature thick

Issue	Assessment	Comments
		hedges or rear garden vegetation. Development of the site could be achieved but possibly not with numbers proposed as the boundary hedges and the central copse would need to be retained making a tight layout challenging.
Biodiversity and Geodiversity	<b>Red</b>	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within 200m of a Wildlife Site</p> <p>The site is directly opposite the Cherry Hinton Chalk Pits SSSI and residential development is likely to significantly impact on the recreational pressure on these Local Nature Reserves. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Grassland, hedges and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principle Importance/be of high ecological value and support protected and/or notable species. The site is currently a natural green space which forms part of a key green corridor on the edge of the chalk slope, offering opportunities for enhanced management for biodiversity.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Green</b>	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage

Issue	Assessment	Comments
		assets.
Archaeology	Amber	Extensive evidence for late prehistoric and Roman activity is known from the War Ditches site to the south
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site would be impacted by industrial type noise from a Builders Yard to the rear of 210 Queen Ediths Way, immediately to West, and noise from recreation and sports pitches at the Netherhall School. There is also potential for dust, odour and artificial lighting, however, with appropriate detailed design considerations and mitigation, the site is acceptable in principle.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	Greenfield site - no history of development

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC2; RC3  Moderate; Low

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.



Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11), CB1 3HY

## Site Reference: OS041

Map 50: Site description - Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11)



## Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Romsey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	40
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%)  Surface water flooding: 8% lies in a 1 in 30 year event  16% lies in a 1 in 100 year event  24% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.  Landscape Character Assessment (2021) Landscape Character Area - Urban  Landscape impacts are low, but visual impacts on Coldham's Common must be mitigated within any forthcoming proposals.
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve  Within 200m of a Wildlife Site

Issue	Assessment	Comments
		<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically nearby Coldham's Commons, Barnwell LNRS and Coldham's Brook CiWS. The site does not appear to support priority habitats but buildings may host protected species. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	<p>Archaeology is unlikely to survive in this area.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is affected by traffic and railway noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 66% Non-Agricultural; 34% Urban</p> <p>Pumping Station on site</p> <p>Public Right of Way is on or crosses the site</p>

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

### **Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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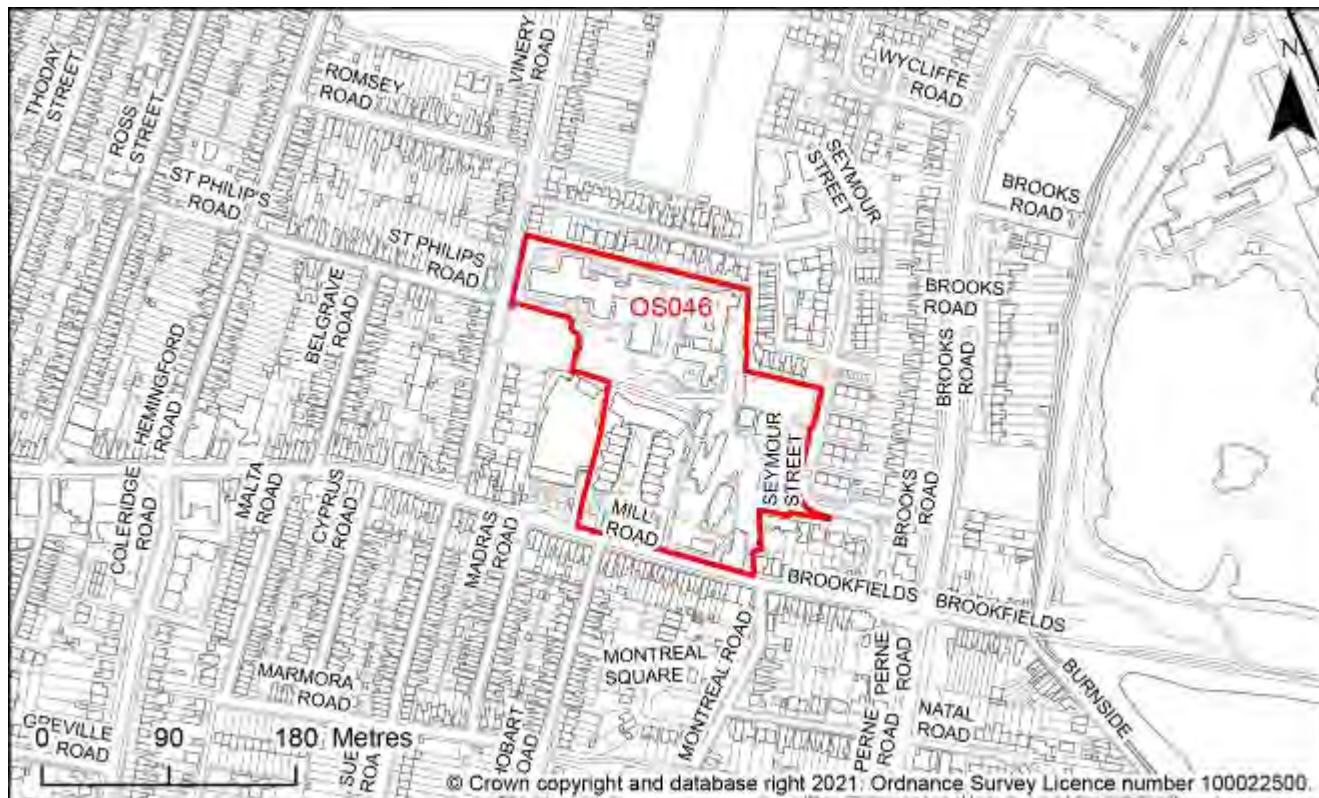
Estimated dwellings per hectare	49
Estimated dwelling units	40
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 315 - 349 Mill Road and Brookfields (Policy 27 - R21), CB1 3DP

**Site Reference: OS046**

**Map 51: Site description - 315 - 349 Mill Road and Brookfields (Policy 27 - R21)**



## Site Details

Criteria	Response
Site area (hectares)	2.93
Parish or Ward	Romsey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Student accommodation
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	348



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 17% lies in a 1 in 30 year event  24% lies in a 1 in 100 year event  35% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Urban  Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type  Landscape Character Assessment (2021) Landscape Character Area - Urban  The Site has already been partially developed in line with the current allocation and consideration should be given to reducing the allocation area. Remaining elements of the existing allocation call for 78 dwellings and 1ha of employment including healthcare. Given the distribution of existing vegetation and tree stock, there is a concern that the constraints might challenge the numbers a little. Review of the unit numbers may

Issue	Assessment	Comments
		need to be considered to allow for tree retentions and buffers.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. 160m from Cherry Hinton Brook City Wildlife site (chalk stream) and CU Officer Training Corps Pit City Wildlife site (neutral/calcareous grassland). Unlikely to be impacted. Scattered trees and hedgerows may be of ecological value. Otherwise site likely to be of low ecological value, although buildings may support roosting bats and nesting birds (if suitable). Opportunities to achieve biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	<b>Green</b>	Previously developed industrial site - no significant archaeology anticipated
Accessibility to Services and Facilities	<b>Green</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Under Construction.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	119
Estimated dwelling units	348
Estimated employment space (m <sup>2</sup> )	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Cambridge 'D' Telephone Exchange, High Street, Trumpington, CB2 9HR

**Site Reference: 40099**

**Map 52: Site description - Cambridge 'D' Telephone Exchange, High Street, Trumpington**



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	50

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a currently developed piece of back land behind houses along Wingate Way, Alpha Terrace and Trumpington High Street. Consideration of interlooking between proposed and existing houses needed. The scale of development must be contextual. The proposed density seems high and requires testing.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site  No direct impact on designated sites. Mature surrounding gardens and proximity to open farmland means site has potential to support Protected Species and opportunity for biodiversity enhancement through appropriate landscaping.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Creating access to the site could have detrimental impact on character of Conservation Area and setting of locally listed building. Alpha Terrace section of conservation area could suffer detrimental impact depending on the scale and position of development.</p>
Archaeology	Amber	An earthwork of probable Roman date is recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>



Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed.  No possibility of creating a safe access.
Transport and Roads	Amber	The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes, as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	Industrial / commercial type use located within a wholly residential use area – No concerns
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

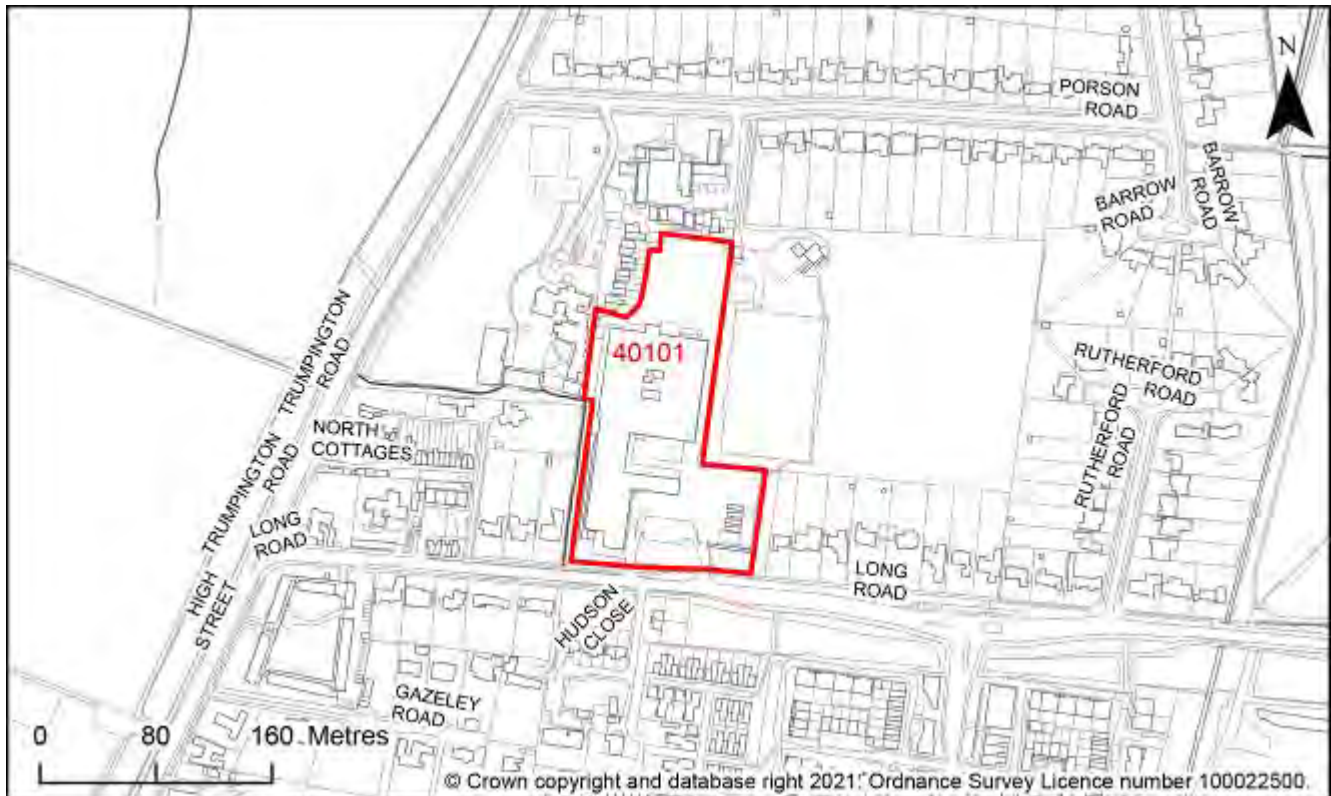
Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	29
Estimated employment space (m <sup>2</sup> )	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Telephone Exchange and Car Park, Long Road, Cambridge, CB2 8HG

Site Reference: 40101

Map 53: Site description - Telephone Exchange and Car Park, Long Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.06
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	100

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within 20m of an Area of Major Change/Opportunity Area</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment other than its contribution to significant vegetation along Long Road</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is currently a telephone exchange with car park. It is allocated within the Cambridge Local Plan (R14). Any forthcoming development would need to consider the context of the surrounding development and maintain vegetation wherever possible. The Allocation is for 76 units at 38dph, the proposals at this stage are for 100 units which may require reduction in</p>

Issue	Assessment	Comments
		to achieve the balance of context and green space.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No direct impact on designated sites. Mature tree boundaries, surrounding gardens and proximity to playing field and open farmland means site has potential to support Protected Species and opportunity for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not protected open space.</p>
Historic Environment	Green	Not likely to have significant impact on setting of nearby locally listed buildings. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Noise from the nearby Perse School Playing Fields and all weather MUGA and Long Road traffic noise would have an unacceptable adverse impact on the development.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	11-15 Years

### Achievable (Outcome = Green)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	48
Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west of Trumpington Road, Cambridge, CB2 8FA

Site Reference: 40142

Map 54: Site description - Land west of Trumpington Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	18.10
Parish or Ward	Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	540

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  Landscape Character Designations and Assessment  The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach. The site is located on the western valley side of the River Cam.  District Character Area : The site is within the River Cam corridor highlighted in the Cambridge Landscape character Assessment 2003 and categorised as being of a Defining Character of the city.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development of the site in any form would be wholly visible from the River Cam corridor and Grantchester Meadows. It would also have an urbanising effect on the currently well treed and green Trumpington Road which is one the best presented and unspoilt approach

Issue	Assessment	Comments
		roads into the city proving a distinctive landscape and townscape and a key corridor into Cambridge.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A single ditch crosses the site from north to south that will require further assessment and possible mitigation. There are no other apparent priority habitats within the site; however, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Extensive evidence for Roman activity is recorded in the vicinity.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>Requires links to existing cycleways/footways and Passenger Transport infrastructure provision.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main road but is acceptable in principle subject to appropriate mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NE7; NE6; NE4  Very High; High

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

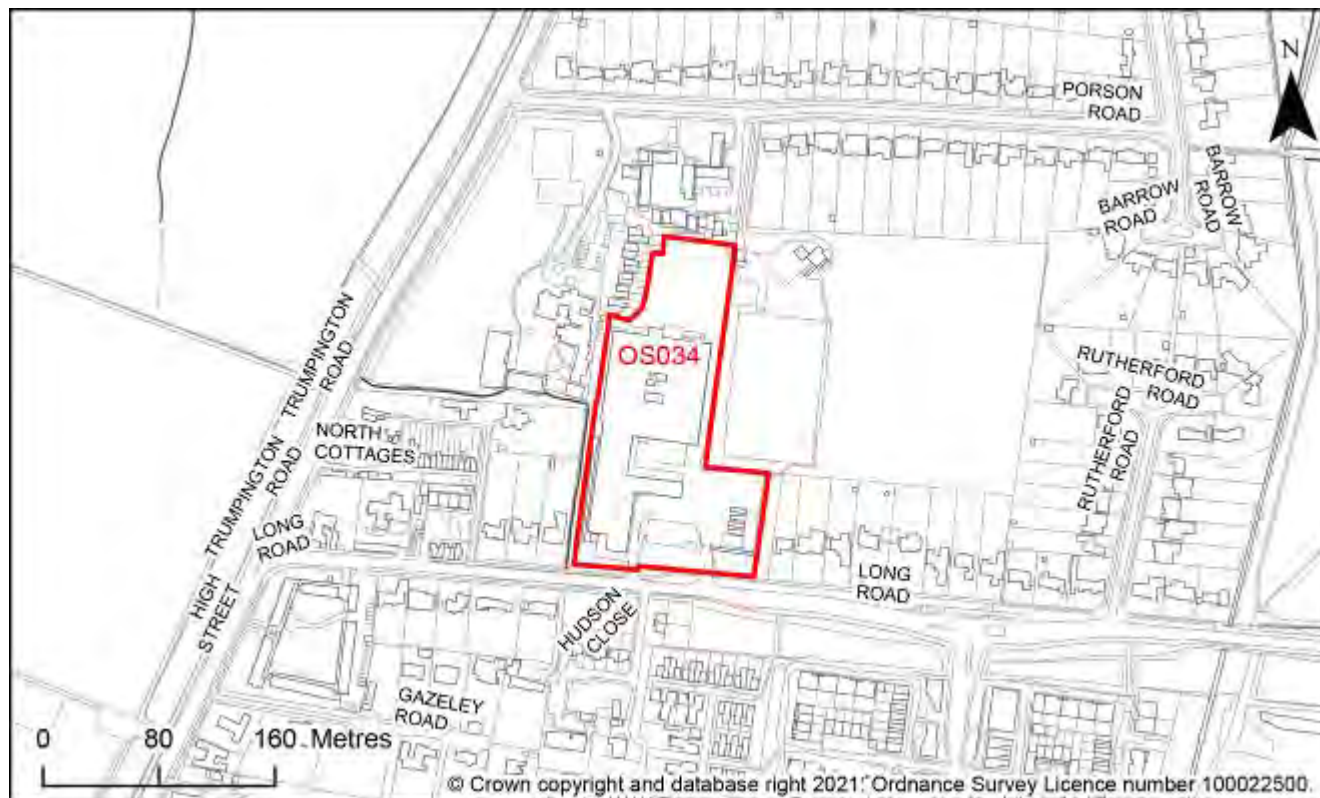
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	540
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years



# BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14), CB2 8HG

**Site Reference: OS034**

**Map 55: Site description - BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14)**



## Site Details

Criteria	Response
Site area (hectares)	2.01
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	76
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within 20m of an Area of Major Change/Opportunity Area  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  Urban  Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is currently developed as a single large and aging block of office development with extensive surface car parking to the east and north of the building. There are TPOs within and adjacent to the

Issue	Assessment	Comments
		site. The site has potential to link some disparate developments around it's boundaries as well as provide residential housing. It is considered that the unit numbers suit the characteristic housing development in the area. Need space for landscape buffers and additional tree planting within the development.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>New residential developments will require an assessment of recreational impact on nearby SSSIs. No other likely impact on statutory designated sites. Long Road Plantation Woodland City Wildlife site and Trumpington Road City Wildlife site are 145m from site. Impact unlikely although boundaries/trees may contribute to ecological network. Wooded boundaries, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, buildings and hardstanding likely to be of low ecological value, although buildings may be suitable for roosting bats and nesting birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

Issue	Assessment	Comments
Archaeology	Amber	Extensive archaeology of prehistoric and Roman date known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.

Issue	Assessment	Comments
		May require localised highway improvements and walking, cycling and Passenger Transport infrastructure links to Clay Farm.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise, noise from the nearby Perse School Playing Fields and all weather MUGA, Commercial / Leisure Noise (Agent for Change Principles) and Long Road traffic noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

### **Achievable (Outcome = **Amber**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

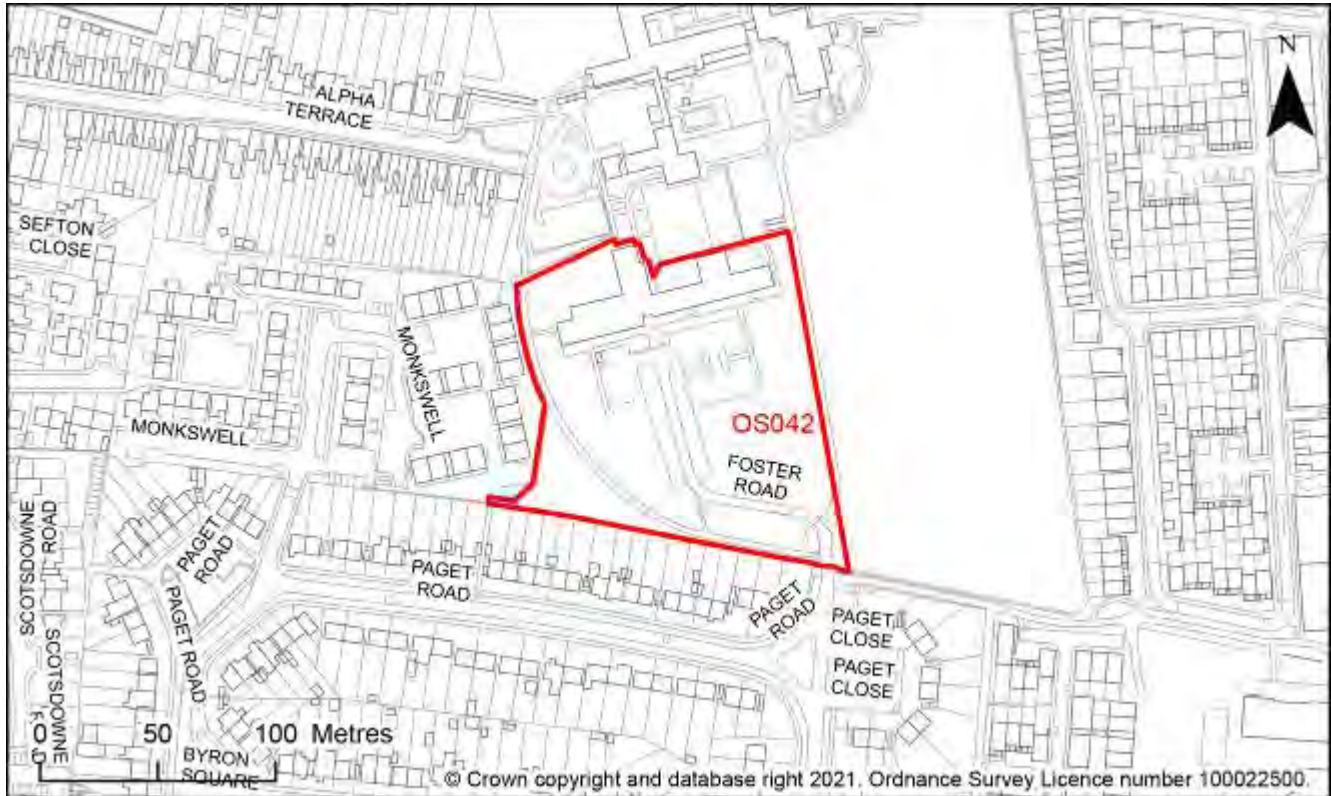
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	38
Estimated dwelling units	76
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# CPDC, Foster Road (Policy 27 - R16), CB2 9NL

## Site Reference: OS042

Map 56: Site description - CPDC, Foster Road (Policy 27 - R16)



## Site Details

Criteria	Response
Site area (hectares)	1.49
Parish or Ward	Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Recreation
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	67

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Urban  Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.  Landscape Character Assessment (2021) Landscape Character Area - Urban  The Site is part of the grounds around the Fawcett primary school and the CPDC. Part of the site on the eastern edge is part of the Protected Open Space placed over the school playing fields. It is recommended that the POS around the eastern edge of the site is preserved and a reasonable landscape buffer is placed between the proposed development and the playing fields. Unit number may need to be amended to accommodate the retention of the POS and buffer planting.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise,

Issue	Assessment	Comments
		<p>unlikely to impact on designated sites. Trees and boundary hedgerow may be of some ecological value at the site level. Site likely to be of low ecological value, although buildings may support roosting bats or nesting birds if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of the residential development.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Significant archaeology of prehistoric and Roman date recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>Need for enhanced Passenger Transport Infrastructure.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by School Noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Urban</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle</p>

		traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

### **Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	67

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Clare College Sports Ground, Bentley Road, Cambridge, CB2 8AW

Site Reference: 48066

Map 57: Site description - Clare College Sports Ground, Bentley Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	7.78
Parish or Ward	Trumpington; Petersfield
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation, Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework but within Cambridge  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Red</b>	Flood zone: Partly in Flood Zone 2 (3%)  Partly in Flood Zone 3 (3%)  Surface water flooding: 1% lies in a 1 in 100 year event  16% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Landscape Character Designations and Assessment Semi rural area within the city. District Character Area: Hobson's Conduit / Vicar's Brook Green Corridor is identified in The Cambridge Landscape Character Assessment 2003 as part of the 'Cambridge defining character' and therefore a 'sacrosanct' area and to be protected  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is located midway along the north/south green corridor penetrating the City from the south and joining the River Cam corridor at Coe Fen. It is protected

Issue	Assessment	Comments
		open space and Green Belt. Although adjacent to a suburb of the City, the area is tranquil, rural in character and where nature is dominant. Development of the site and the access through the Hobson's Conduit / Vicar's Brook Green Corridor would do significant harm to the landscape character of this part of the City which could not be mitigated.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Potential to impact on adjacent Hobson's Brook and Bentley Road Paddock and Clare Wood City wildlife sites. Boundary trees, watercourse and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is a formal Sports Ground / Playing Field and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge/Clare College.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Cropmarks recorded to the south indicating boundaries and enclosures of probable late prehistoric date

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>Remote from public highway although the site is in a sustainable location. Would require links into existing walking and cycle route to Cambridge Station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by industrial type noise from University Printing House and Recreational noise from Sports Ground Pavilion, and railway noise to the east. Housing immediately next to tennis club courts to north unlikely to be considered good acoustic design. Due to size of the site should be possible to mitigate noise.</p>

Issue	Assessment	Comments
Air Quality	Amber	Site does not lie within City AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	No prior history of development aside from sports ground

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NE8  Very High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No



Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

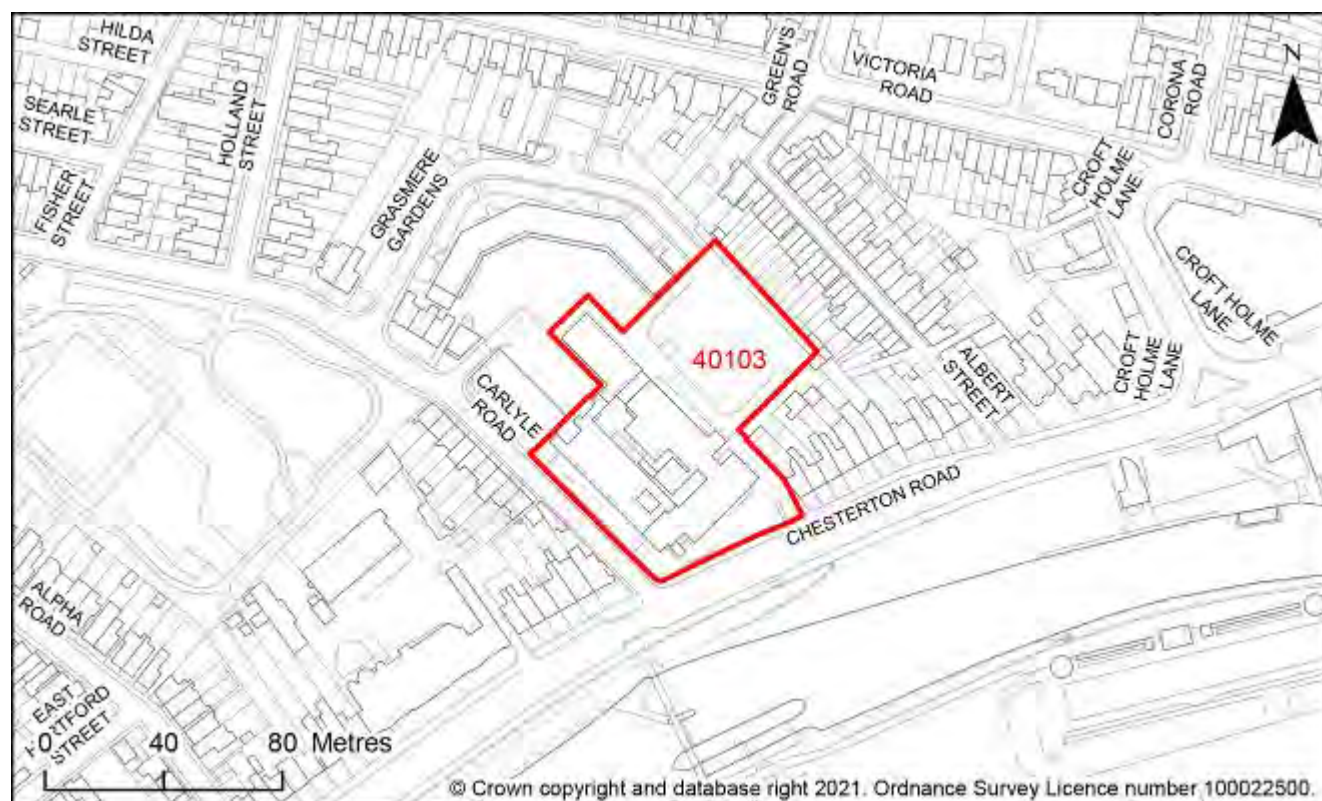
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	160
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Henry Giles House, 73-79 Chesterton Road, Cambridge, CB4 3AP

Site Reference: 40103

Map 58: Site description - Henry Giles House, 73-79 Chesterton Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.63
Parish or Ward	West Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	80

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  Urban Area which does not conform to nearby character areas outside of Cambridge. The site contributes to the defined River and Green Corridor character area types in the 2003 Landscape Character Assessment  Landscape Character Assessment (2021) Landscape Character Area - Urban  The is part of a larger Allocation site within Chesterton. The Allocation site itself is part of a larger Mitcham's Corner Opportunity Area designation. The proposals suggest a unit number higher than the Allocation recommendation. For this reason we recommend a score of Amber with the understanding that adjustments will likely need to be made to accommodate adequate green space.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site close to River Cam County Wildlife site. No direct impact on riverbank or watercourse envisaged. Potential indirect effect of artificial lighting changes on site. Potential for bat species to be using existing buildings.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Any development here would have significant impacts on conservation area, townscape and setting of listed buildings, but impact of existing building is negative, so there is an opportunity for enhancement.</p>
Archaeology	Amber	<p>Located in an area with potential for Roman and medieval archaeology</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Due to the city centre location, the site has an opportunity to deliver a high sustainable mode share, with walking and cycling being the primary focus. The development will have to consider capacity issues at several junctions within the area including The A1303/Castle Street junction and Mitcham's Corner. In addition to the capacity assessments, there are several accident clusters near to the site which will need to be assessed and mitigated as required. These are located at, A1303/Castle Street Junction, Chesterton Road/Carlyle Road Junction, Chesterton Road/Elizabeth Road/High Street Roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main road (Chesterton Rd), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

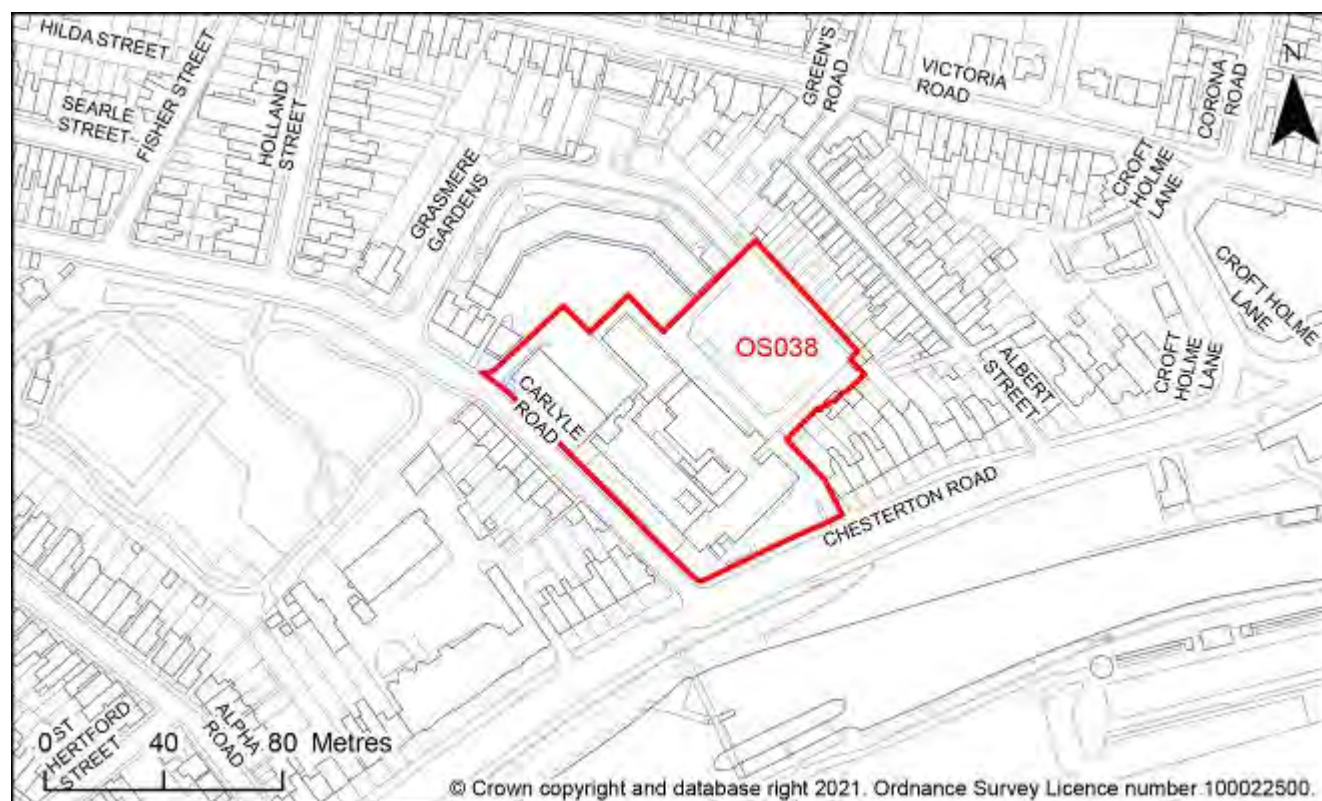
Capacity and Delivery	Response
Estimated dwellings per hectare	127
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4), CB4 3AP

Site Reference: OS038

Map 59: Site description - Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4)



## Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	West Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	48



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge  Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  7% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Lies within 10m of a TPO  Urban  Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type  Landscape Character Assessment (2021) Landscape Character Area - Urban  The site is a collection of outdated office blocks and car parking located within the Mitcham's Corner Opportunity Area. The landscape impacts are low. Should retain trees where possible. Additional landscape must be included in any proposals. The unit numbers suggest potential for flatted or multi-story development though we foresee it may not exceed the triggers of Policy 60.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>25m north of River Cam County Wildlife site, designated due to riparian habitat including pollarded willows. No direct impact on riverbank or watercourse envisaged - avoidance measures and habitat enhancements likely to be possible. Potential indirect effect of artificial lighting changes on site. May be potential for bat/nesting bird species to be using existing buildings. Trees may have ecological value in the site context.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located to the east of historic Castle Hill area with potential for archaeology of Roman, Medieval and post medieval date to survive in the area</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>Need for enhanced Passenger Transport Infrastructure.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	Amber	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for additional floorspace (20/03843/FUL)
When will the site be available for development?	6-10 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	62
Estimated dwelling units	48
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Shire Hall, Castle Street, Cambridge, CB3 0AJ

Site Reference: 40083

Map 60: Site description - Shire Hall, Castle Street, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.46
Parish or Ward	West Chesterton; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	11200
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Outside Development Framework but within Cambridge
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>1% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>TPO on-site</p> <p>The urban site is made up of two very different characters; the developed area and the green space. The green space is surrounded by a mix of dense residential and commercial development. The site is in the Castle and Victoria Road Conservation Area. It is affected by surface water flooding.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p>



Issue	Assessment	Comments
		The site is roughly divided into two parts: one comprising of large office buildings, car and cycle parking, access roads, and one comprising protected open space including a scheduled monument. The open space and mound are valued locally; it is the highest point in the city and is well-used as a panoramic viewing point. Development would need to be focused to the already developed parts of the site and the protected open space and viewpoints retained.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No direct impact on designated sites. However, the motte and surrounds has potential to support historic grassland flora and invertebrate species and should be assessed against appropriate City Wildlife site criteria.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Castle Mound is protected open space. The retention of open space with public access will not have an impact on the availability of local open spaces. However, development on the remainder of the site which is not open space may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>The site boundary includes a Scheduled Monument and Listed Buildings as well as the Shire Hall buildings, but the Response Form indicates the change of use for the existing buildings and possible extensions which may not cover the whole site. Change of use and extensions may be acceptable subject to design, scale and massing.</p>



Issue	Assessment	Comments
Archaeology	Amber	Significant archaeology of Roman and medieval date is known in the area. Consideration must be given to the protection and enhancement of the scheduled Castle Mound and Civil War earthworks
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located in central Cambridge which has potential for sustainable transport. The development must be aware of capacity issues on the local highway network and should promote sustainable transport over private vehicle use.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	Existing and proposed mixed residential/commercial & road noise etc. The proposed site is acceptable in principle subject to detailed design considerations and appropriate mitigation, if necessary.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	49
Estimated employment space (m <sup>2</sup> )	11200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Whitehall Farm, Arrington, SG8 0AD

Site Reference: 40024

Map 61: Site description - Land south of Whitehall Farm, Arrington



## Site Details

Criteria	Response
Site area (hectares)	4.41
Parish or Ward	Arrington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given

Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 13% lies in a 1 in 30 year event</p> <p>15% lies in a 1 in 100 year event</p> <p>23% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands:</p> <p>The Site is generally typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is an isolated field near the junction of the B0142 and Ermine Way. The site is open and views in from the surrounding roads extend across the site. Whilst low density farm style development on the road frontage may be suitable, the site and scale of development proposed would have significant negative impact on the landscape.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are ditches to the north and west that may require further survey and mitigation. There are no apparent priority habitats within the site; however, there are grasslands which, given the underlying geology, could be calcareous in nature. Hedges and wooded boundaries are also on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development on this site would be potentially visible from the 16th century South Avenue to the west and so massing and scale would need to be carefully considered and further tree planting needed to prevent harm to the setting of the Grade I listed park and garden. heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Mitigation required to the north of the site to protect the setting of the Grade II listed Whitehall Farm Cottages.</p>
Archaeology	Amber	Adjacent to line of Roman Road Ermine Street and to north of Scheduled Roman settlement
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Not suggested for residential use therefore likely low traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 10 - South West  > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	21800
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the south-west of Ermine Way, Arrington, SG8 0AG

**Site Reference: 40292**

**Map 62: Site description - Land to the south-west of Ermine Way, Arrington**



## Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Arrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	21

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>11% lies in a 1 in 100 year event</p> <p>57% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands:</p> <p>The Site is generally typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Landscape impacts have potential to be slightly harmful in this area due to the wide views across the Ermine Way and due to the potential impact of a proposed gas pipe location in the small field to the north of the site which could potentially be highly visible due to the need for an easement free of planting. Unit numbers should</p>

Issue	Assessment	Comments
		be kept low to respond to the rural context.
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development may impact on the Listed farmhouse to the east but this could be mitigated using boundary tree screening. The Milestone would need protecting during construction.</p>
Archaeology	Amber	Adjacent to line of Roman Road Ermine Street
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	21
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

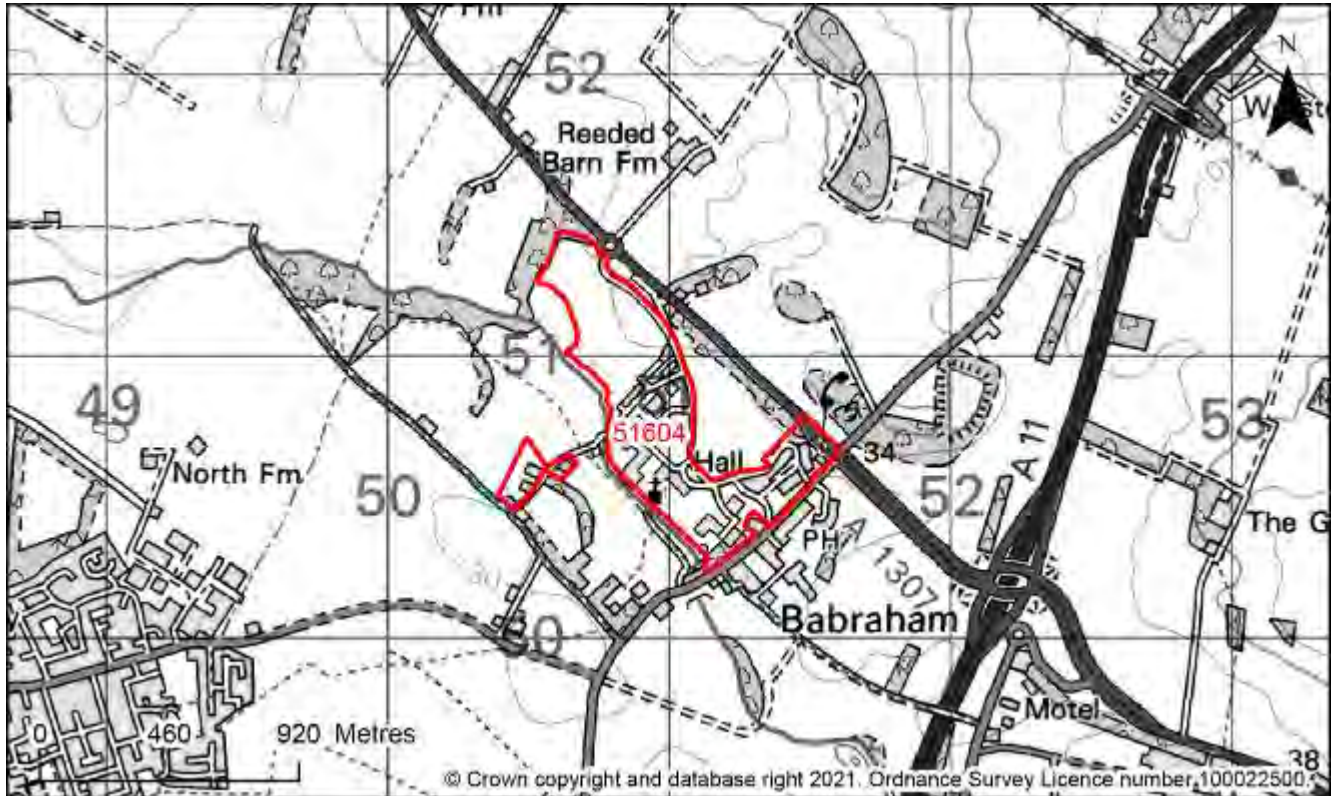
Development completion timescales (years)
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0-5 Years
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# The Babraham Research Campus, Cambridge, CB22 3AT

## Site Reference: 51604

Map 63: Site description - The Babraham Research Campus, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	42.49
Parish or Ward	Babraham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	30000



Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%)  Partly in Flood Zone 3 (5%)  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands  Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands  This site is surrounded by agricultural fields and is very rural in character. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Any residential development should be focused as near as

Issue	Assessment	Comments
		possible to the High Street. The smaller site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its context and with a separate landscape strategy.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Informal Open Space</p> <p>Site includes several protected open space designations. Development of the site may have a detrimental impact on these protected open space designations, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.</p>

Issue	Assessment	Comments
Archaeology	Amber	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  61% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BA6; BA2; BA8; BA1; OA5; OA6  Very High; High; Moderate; Low

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built. Promoter proposes additional development. (S/1676/14/OI :
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# The Babraham Research Campus, Cambridge, CB22 3AT

## Site Reference: 51604a

Map 64: Site description - The Babraham Research Campus, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	39.89
Parish or Ward	Babraham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	

<b>Proposed housing units</b>	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (11%)  Partly in Flood Zone 3 (5%)  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 87 East Anglian Chalk District Area Chalklands  Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands  Development of the site is proposed as further R&D/Employment as well as student and key worker housing. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Space should also be reserved



Issue	Assessment	Comments
		<p>between buildings for large species trees to be planted to eventually create a layered view (buildings and treetops). Floorspace maybe affected by this. Any residential development should be focused as near as possible to the High Street.</p> <p>The small site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its context and with a separate landscape strategy.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or</p>



Issue	Assessment	Comments
		replacement buildings need to be sensitive to the historic character and constraints of the local area.
Archaeology	Amber	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  65% lies in an EA Source Protection Zone 1; 100% lies in an EA Protection Zone 2; 100% lies in an EA Protection Zone 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BA6; BA2; BA8; BA1; OA5  Very High; High; Moderate; Low

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built. (S/1676/14/OL; S/2917/17/RM)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adjacent to Babraham, CB22 3AF, CB22 3AP, CB22 3AG, CB22 3AZ

Site Reference: 40297

Map 65: Site description - Land adjacent to Babraham



## Site Details

Criteria	Response
Site area (hectares)	613.62
Parish or Ward	Babraham CP; Little Abington CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster / New Settlement
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Residential, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and

	Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	23225
<b>Proposed housing units</b>	3500

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation  Wholly within the Cambridge Greenbelt  Within or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (5%)  Partly in Flood Zone 3 (3%)  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character

Issue	Assessment	Comments
		<p>The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.</p> <p>Local Character</p> <p>At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character.</p> <p>Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 9d Granta river Valley</p> <p>The site wraps around the village of Babraham and adjoins the development framework of Sawston. Long distant, local and amenity views are significant. A large-scale development would have a permanent significant adverse impact upon the local and wider landscape and settlement character, views and visual amenity. Development would be an encroachment into the rural countryside and an amalgamation of villages Babraham and Sawston.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within a Wildlife Site</p>

Issue	Assessment	Comments
		<p>Northeast parcel (Chalkhill Farm) – lies adjacent to the Worsted Lodge Protected Roadside Verge which supports at least 6 calcareous indicator species. The site is approximately 200m from the Roman Road SSSI; Natural England will require assessment of increased visitor pressure among other impacts. The site contains deciduous woodland, a large reservoir, and may contain other priority habitats such as calcareous grassland given the underlying geology.</p> <p>Southern parcel (Bourne Bridge Cottages) – The site crosses the River Granta CWS, cited for not being over modified and concentrations of mature pollard willows. Natural England will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and floodplain grazing marsh priority habitats.</p> <p>Western Parcel (Church Farm) – Natural England will require consultation for any development over 100 dwellings, industrial developments over 0.1 ha, and will require assessment of increased visitor pressure on nearby SSSI for all new residential development. Other ecological constraints are likely to be limited to field boundaries. DW</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Amber</b>	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>Development on some parts of this site would cause higher level harm which would be difficult or impossible to mitigate: 1 -the long barrow, setting of the bowl barrow and the Roman Road; 2 - close proximity to the (listed) George Public House, outbuildings, farm</p>



Issue	Assessment	Comments
		houses, and Brick Row on south side of High St. Site boundary seems to go through a listed building here. Radical impact on setting of individual listed buildings and the conservation area. 3 – setting of Icehouse. Impact would vary hugely depending on location, layout, scale and design of proposed development.
Archaeology	Red	Impact on nationally important archaeology. Numerous sites of prehistoric date recorded within and in close proximity. Area includes a Scheduled Long Barrow and associated enclosure.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	The site will have to consider its impact on the A11, A1307 and A505. The proposals will need to consider



Issue	Assessment	Comments
		<p>the conclusions of the ongoing transport study for the A505 corridor. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307; this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals and how the development can link to/facilitate it. The development will have to consider a with and without CAM scenario. Major sustainable transport infrastructure will be required to ensure a sustainable mode share to local services, and to major employment centres such as Cambridge and Babraham Research Park.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 67% Grade 2; 33% Grade 3</p> <p>12% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Gas pipeline crosses or is within the site</p> <p>Radio masts on site</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; SA1; BA4; BA6; BA5; BA3; BA8; BA1; BA7; OA5; OA6; AB1  Very High; High; Moderate High; Moderate; Low

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

#### **Development Potential**

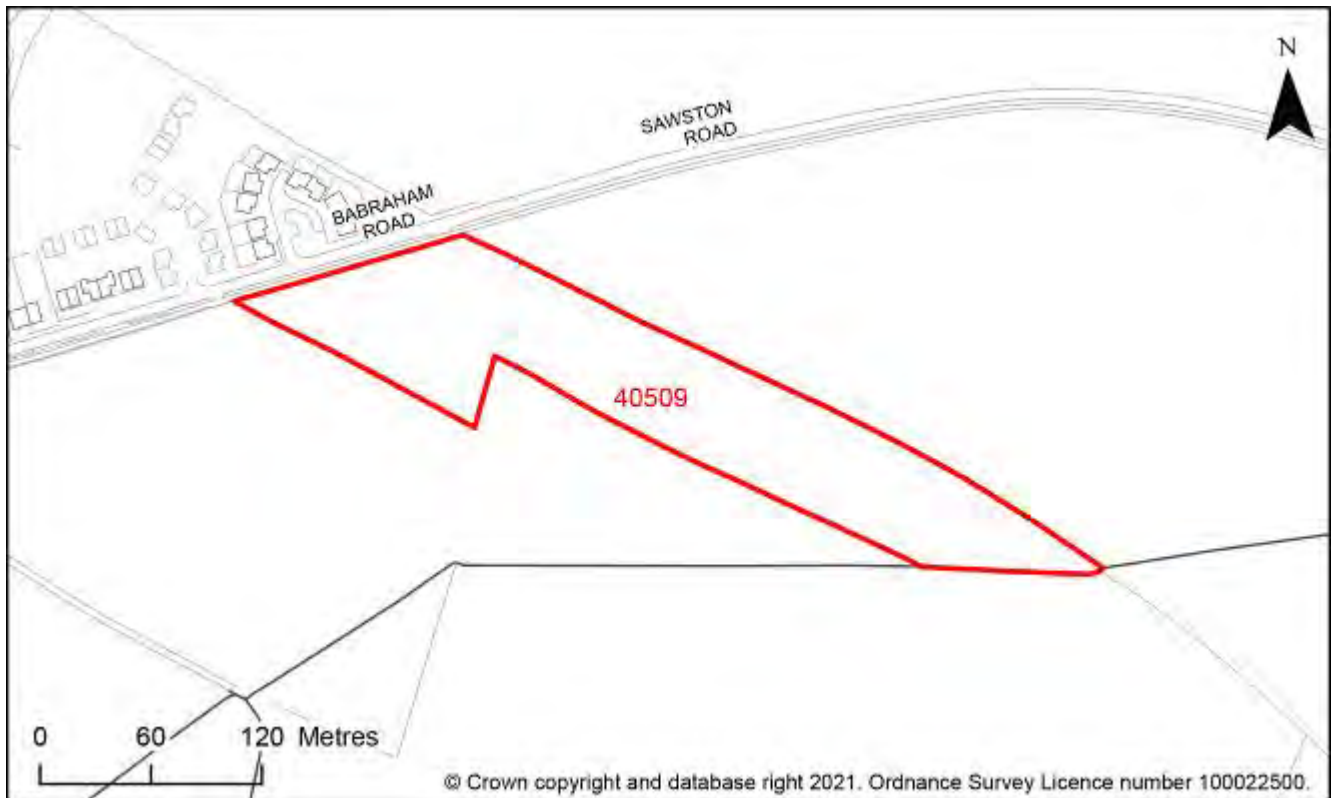
Capacity and Delivery	Response
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Estimated dwellings per hectare	6
Estimated dwelling units	3500
Estimated employment space (m <sup>2</sup> )	23225
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land to the south of Babraham Road and east of site H1c, Sawston, CB22 3JH

**Site Reference: 40509**

**Map 66: Site description - Land to the south of Babraham Road and east of site H1c, Sawston**



## Site Details

Criteria	Response
Site area (hectares)	2.50
Parish or Ward	Babraham CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	10-70

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	<b>Green</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	<b>Amber</b>	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Fen Edge</p> <p>The site is very typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The site is outside of the Development Framework Boundary, and therefore in the countryside.</p> <p>Preservation of the rural countryside character is</p>

Issue	Assessment	Comments
		important and so boundary treatment will be important. The site is has a very open character typical of the local landscape character. Development in this location must reflect density and pattern of the existing village and landscape mitigation is required.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Numerous cropmarks to south. Significant prehistoric remains from adjacent investigation
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>A Transport Statement (TS) will only be required if the site is proposed to be 50 dwellings or over. Assuming the site provides a TS, the applicant may have to consider the outcomes of the A505 study which is currently ongoing. The site will have to promote sustainable travel to local services and Cambridge by providing high quality infrastructure. The site will have to consider the Linton Greenway proposals and the proposed CAM route.</p> <p>The applicant should be aware that the Babraham Road/Cambridge Road/New Road/Hillside Junction is within the CCC TIP for improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Site adjacent to a railway and filled land. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; OA6  Very High; High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years



**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	70
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west of Wratting Road, Balsham, CB21 4DW

Site Reference: 40397

Map 67: Site description - Land west of Wratting Road, Balsham



## Site Details

Criteria	Response
Site area (hectares)	1.32
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	37

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  NCA 87 East Anglian Chalk  District Area Chalklands  The site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wrattling Wooded Claylands  Residential development will have a low impact to the landscape character, however consideration of buffering and setback from both the bowling green and the church should be a part of any design proposals. This may require a reduction unit numbers. Trees should also be given space within the development to create a layered effect and further integrate the development with the settlement
Biodiversity and Geodiversity	Amber	All residential development will require assessment of recreational impacts on nearby SSSIs. Any housing development over 50 units or discharge to surface or ground water over 20m <sup>3</sup> per day would require consultation with Natural England. Boundary habitats including mature trees and hedgerows may qualify as

Issue	Assessment	Comments
		<p>Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Pond within 20m may support great crested newt.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of 37 units would severely detract from the setting of the Grade I Listed Church and harm the Conservation Area. The impact of development cannot be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in the historic core of the village to the immediate north of the medieval parish church.</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Transport and Roads	<b>Amber</b>	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Green</b>	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>

		Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

<b>Question</b>	<b>Response</b>
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	28
Estimated dwelling units	37
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off High Street and east of Fox Road, Balsham, CB21 4EW

**Site Reference: 40421**

**Map 68: Site description - Land off High Street and east of Fox Road, Balsham**



## Site Details

Criteria	Response
Site area (hectares)	5.23
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



<b>Proposed housing units</b>	160
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  Primarily outside a PVAA  NCA 87 East Anglian Chalk District Area Chalklands  The site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands  Residential development will have a low impact to the landscape character, however consideration of buffering and setback from both the bowling green and the church should be a part of any design proposals. This may require a reduction unit numbers. Trees should also be given space within the development to create a layered effect and further integrate the development with the settlement.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are several ponds just outside the boundary of the site with records of GCN; therefore, any application is likely to require a Natural England Licence. There are no apparent priority habitats within the site; however, there are extensive grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>There is potential for harm to be caused to the character of the conservation area and the setting of some of the nearby listed buildings, particularly Balsham Place and its stables. Design and layout would have to be carefully managed to make development here acceptable.</p>
Archaeology	Amber	Located on edge of medieval settlement with numerous cropmarks recorded in the surrounding landscape.

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services but also to local stations. Capacity assessments will be required at local junctions and the development will have to take into account the cumulative impact of committed/allocated sites.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	99
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Old House Road, Balsham, CB21 4EF

Site Reference: 40438

Map 69: Site description - Land south of Old House Road, Balsham



## Site Details

Criteria	Response
Site area (hectares)	1.17
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	23

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area Chalklands  The site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wrattling Wooded Claylands  Residential development will have a negligible impact to the landscape character due to existing mature boundary planting. Proposals will be expected to retain all boundary planting that isn't dead or damaged to retain the mature buffered edge. Reduction in unit numbers may be required. In addition, space within the development must be provided for the additional of trees within the site to provide a layered aspect with trees and development.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within

Issue	Assessment	Comments
		<p>the site; however, there are buildings, grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on edge of the medieval settlement with evidence for prehistoric and Saxon activity known in the vicinity.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>



Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	23
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of the High Street ,Balsham, CB21 4EP

Site Reference: 40499

Map 70: Site description - Land south of the High Street ,Balsham



## Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	35

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  55% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  NCA 87 East Anglian Chalk  District Area Chalklands  The site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands  A small site on the edge of the village settlement. The site is bounded by trees and hedgerow planting to the east south and west. Wide and local views are limited due to boundary planting. With adequate protection to existing boundary planting the proposed development would have a negligible impact to the landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and

Issue	Assessment	Comments
		<p>wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have the potential to harm the conservation area, but this could be mitigated by appropriate design, layout and landscaping.</p>
Archaeology	Amber	<p>Located on edge of medieval settlement with significant archaeology of medieval date recorded from excavations to the north.</p>
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Green	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>Access by all means is possible.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 5 - A11</p> <p>Capacity for growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	35
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of West Wickham Road, Balsham, CB21 4DZ

Site Reference: 40537

Map 71: Site description - Land north of West Wickham Road, Balsham



## Site Details

Criteria	Response
Site area (hectares)	0.90
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15-20

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area The South-East Claylands eastern sector  The site is atypical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands  An irregular shaped paddock located to the south east of the village of Balsham. It is a rural location allocated outside and abutting the village settlement. Wide and local views are restricted due to mature boundary planting. Development upon this site would have limited impact to the settlement character subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland  All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges,

Issue	Assessment	Comments
		<p>and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Croppmarks in the vicinity indicative of prehistoric activity.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	<b>Red</b>	The site appears unable to provide suitable inter vehicle visibility splays from anywhere along the site boundary to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	<b>Amber</b>	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

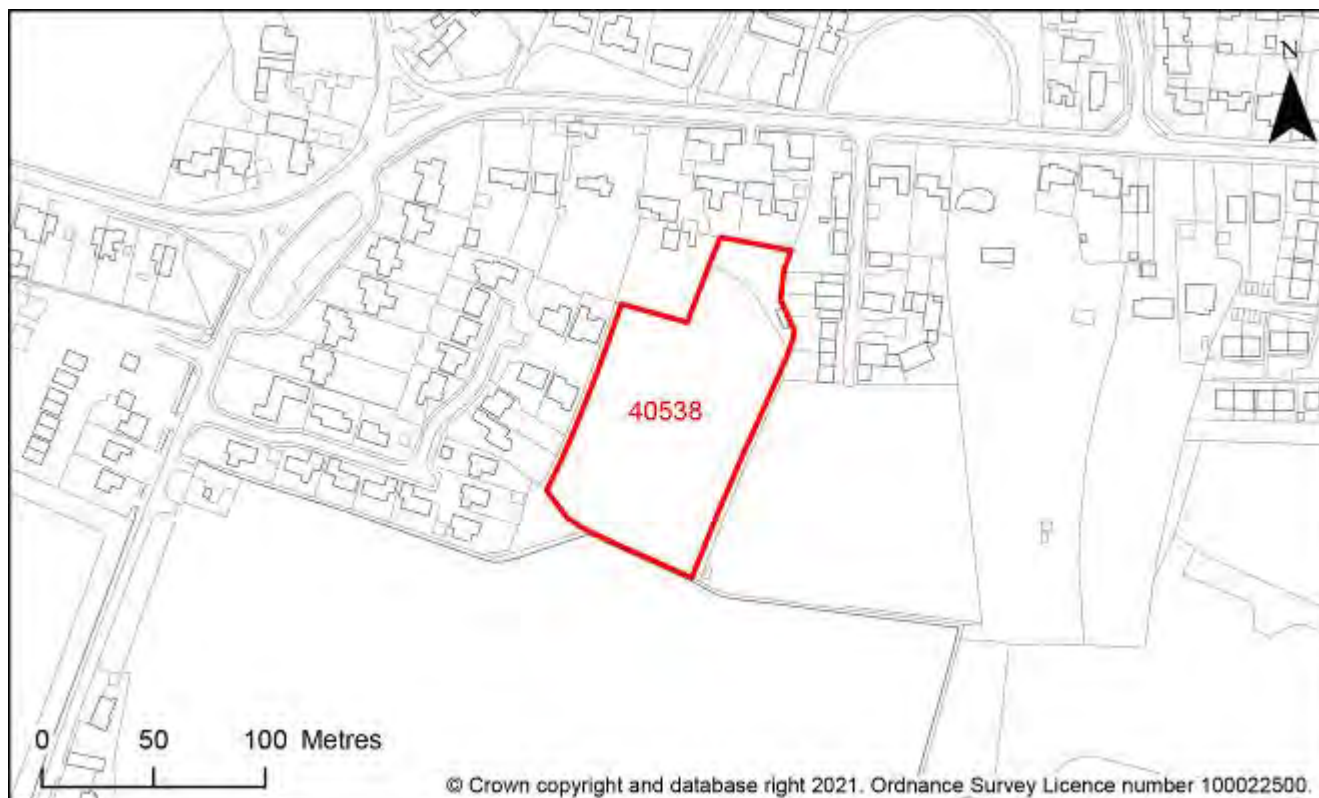
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to rear of Lower Farm, 117 High Street, Balsham, CB21 4EP

**Site Reference: 40538**

**Map 72: Site description - Land to rear of Lower Farm, 117 High Street, Balsham**



## Site Details

Criteria	Response
Site area (hectares)	0.94
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 30% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  Primarily outside a PVAA  NCA 87 East Anglian Chalk  District Area Chalklands  The site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wrattling Wooded Claylands  A small site on the edge of the village settlement. Wide and local views are limited due to boundary planting. With adequate protection to existing boundary planting the proposed development would have a negligible impact to the landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line

Issue	Assessment	Comments
		<p>boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This site is on the former farm land of a Grade II listed Lower Farm house and is within a conservation area. The indicative site access points avoid the listed building but the one off the high Street could impact on the character of the conservation area. Limited development may be possible here if it respects the mass, density and setting of the listed building and conservation area.</p>
Archaeology	Amber	<p>Located on edge of medieval settlement with significant archaeology of medieval date recorded from excavations to the north.</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 5 - A11

		Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	20

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Orwell Road, Barrington, CB22 7SE

Site Reference: 40037

Map 73: Site description - Land off Orwell Road, Barrington



## Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Barrington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	NCA 87 East Anglian Chalk  District Area Chalklands, the site is Typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  With limited tree clearance the development would have minor impact to the landscape character. To prevent significant harm a significant buffer of tree planting to the retained and enhanced particularly on the western boundary.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI  All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net

Issue	Assessment	Comments
		<p>gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is to the rear of a Grade II listed No 7 Orwell Road. It lies west of the Conservation Area. Any development on the site would need to be of an appropriate scale, mass and design in order to relate well to its surrounding context and to mitigate any potential harm to the setting of the listed building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the edge of the medieval village with archaeology of Saxon date also recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for growth</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-



Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the east of Haslingfield Road, Barrington, CB22 7RG

**Site Reference: 40154**

**Map 74: Site description - Land to the east of Haslingfield Road, Barrington**



## Site Details

Criteria	Response
Site area (hectares)	4.08
Parish or Ward	Barrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Education/community, Residential
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	50

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 200m of the Cambridge Greenbelt  Within or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	NCA 87 East Anglian Chalk District Area Chalklands  The site is atypical of the landscape character. It is small scale irregular shaped field not typical with the large open agricultural fields in this area. However, the site still has rural characteristics.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands

Issue	Assessment	Comments
		Mixed use development will have a limited impact to the landscape character. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Typical landscape mitigation principles would include strengthening and improving existing boundary treatment, rural characteristics with a farmstead scattered approach.
Biodiversity and Geodiversity	Amber	<p>Recreational impacts on nearby SSSIs may need to be considered. Site within 6km of Eversden and Wimpole Woods SSSI/SAC. Risk (low) of impacts from removal of habitat suitable for barbastelle bats. Possible Habitats of Principal Importance/priority habitat including boundary hedgerows and copses. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on northern edge of medieval village core. Substantial evidence for prehistoric activity also recorded in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development will have to consider sustainable links to local services and Foxton station. There is an existing scheme to improve the link from Barrington to Foxton station in the CCC TIP. Capacity assessments may be required at the Foxton Level crossing which currently causes queues during peak periods.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed</p>

Issue	Assessment	Comments
		design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site is adjacent to railway. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 3 Hills Farm, Ashdon Road, Bartlow, CB21 4PW

Site Reference: 40375

Map 75: Site description - 3 Hills Farm, Ashdon Road, Bartlow



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-7



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	NCA 86 South Suffolk and North Essex Clayland District Area Chalklands  The site is typical of the character area  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  The site is a grass field surrounded by mature woodland to the north, east and west, outside the Development Framework Boundary. To the south the site abuts Three Hills Farm and a children's nursery. Both wide and local views are negligible due to mature boundary vegetation. The proposed development is low density and will have low impact to the landscape character. Development should respect the local rural characteristics and reflect a farmstead approach.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site  Consultation with Natural England unlikely to be required. Site comprises arable field within woodland which, aside from site access, is outside of footprint of works. Any scheme would need to be design to protect

Issue	Assessment	Comments
		<p>adjacent woodland and minimise impacts. Woodland may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value. Any tree removal would require compensation. Common lizard records nearby.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>Development of the site would impact the wider setting of the Schedule Monument - Bartlow Hills Roman Barrow Cemetery. This is a highly sensitive heritage asset and its setting contributes to that significance. This impact cannot be reasonably mitigated.</p>
Archaeology	Amber	Located to the immediate south of the Scheduled Monument Bartlow Hills Roman barrow cemetery
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Assessment of potential noise impacts from the adjacent nursery will be required, but site is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn, SG8 5PD

**Site Reference: 40020**

**Map 76: Site description - Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn**



## Site Details

Criteria	Response
Site area (hectares)	3.18
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	45

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Red</b>	<p>Flood zone: Partly in Flood Zone 2 (46%)</p> <p>Partly in Flood Zone 3 (26%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>3% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Lies within 10m of a TPO</p> <p>NCA 87 East Anglian Chalk</p> <p>District Area Chalklands, the site is Typical of the character type in relation to nearby villages</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Views into, through and out of the site to the east and west are considerable and buffer vegetation will be needed to mitigate this, though a retained view,</p>

Issue	Assessment	Comments
		perhaps across the gas pipeline corridor could be maintained across the fields beyond.  Path of the gas pipeline could be used positively as a central green space or green corridor.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.  Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. This site sits between the edge of Bassingbourn and the small hamlet of North End. Historically they have always been separate and development here will increase Bassingbourn to meet North End.
Archaeology	Amber	Enclosures of Iron Age - Roman date recorded to immediate east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m  Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m  Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m  Distance to City, District or Rural Centre: Greater than 2,000m



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 CLH Pipeline crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	45
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Chestnut Lane, Bassingbourn Cum Kneesworth, SG8 5JH

**Site Reference: 40073**

**Map 77: Site description - Land south of Chestnut Lane, Bassingbourn Cum Kneesworth**



## Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	28
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas.  District Character Area: Chalklands.  Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is a small L shaped field on the Eastern edge

Issue	Assessment	Comments
		of Kneesworth. There are areas of scrub and several mature trees (including boundary TPO trees) in the southern part. There are limited views to and from the site, and it is enclosed by existing development and mature vegetation. It is likely that with suitable landscape mitigation, the site could be developed without significant adverse landscape impacts.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Medieval settlement known in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m<sup>2</sup> employment - Capacity for growth</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-



Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth, SG8 5JG

Site Reference: 40106

Map 78: Site description - Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth



## Site Details

Criteria	Response
Site area (hectares)	286.73
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and

	Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	2000

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Amber</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character  The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn

Issue	Assessment	Comments
		<p>hedges, with few trees, straight roads and expansive views to the north.</p> <p>Local Character</p> <p>At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>This is a rural site located to the south of the village of Bassingbourn. Development upon this site would have significant adverse effects to the landscape character as a nature resource in its own right and effects on local and wider views. Even with a significant reduction in housing numbers there would still be adverse harm to the landscape character and views and an encroachment into the rural countryside.</p>
Biodiversity and Geodiversity	Amber	<p>The southern boundary of the site is 200m from Therfield SSSI/LNR (North Herts), any residential development above 25 will require consultation with Natural England. The site contains deciduous woodland priority habitat; however, there are grasslands, hedges and wooded boundaries that are also likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Scheduled Monument on-site</p> <p>Two scheduled monuments would be affected by development of the site &amp; there would be a negative impact on the separate identity of the village of Bassingbourn which would ostensibly be linked to</p>

Issue	Assessment	Comments
		Royston, these impacts cannot be reasonably mitigated.
Archaeology	Red	Extensive prehistoric landscape of national importance including scheduled monument located in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision and links to station at Royston. Requires links to existing cycleways/footways. Potentially requires a new junction onto A505.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 27% Grade 3  1% lies in an EA Source Protection Zone 2; 92% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 10 - South West  > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = **Amber**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

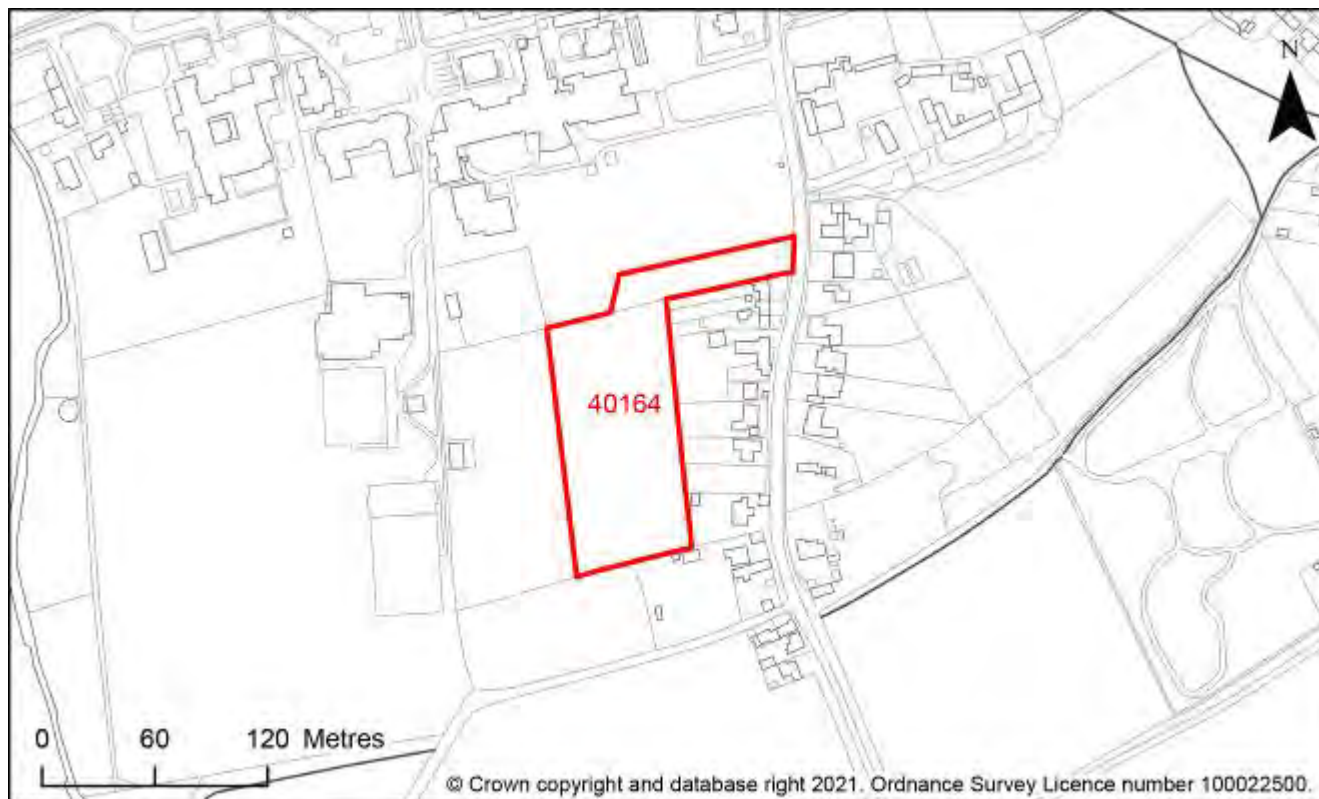
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	2000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land west of South End, Bassingbourn, SG8 5NL

Site Reference: 40164

Map 79: Site description - Land west of South End, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands  The site is atypical as slightly more urban in nature, however prior to other developments being built around it, it would have been typical of characters adjacent to streams and and lowland areas. Currently it is rough grassland and unused by the college or village for playing fields.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site, being enclosed by development and formal open spaces. The village conservation area abuts the site to the north and east and the route for the access is within the conservation area.If development took place landscape mitigation would be required along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded

Issue	Assessment	Comments
		<p>areas, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Potential to affect the setting of the Listed Building, and the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Excavations to west have identified evidence for Saxon and Iron Age settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

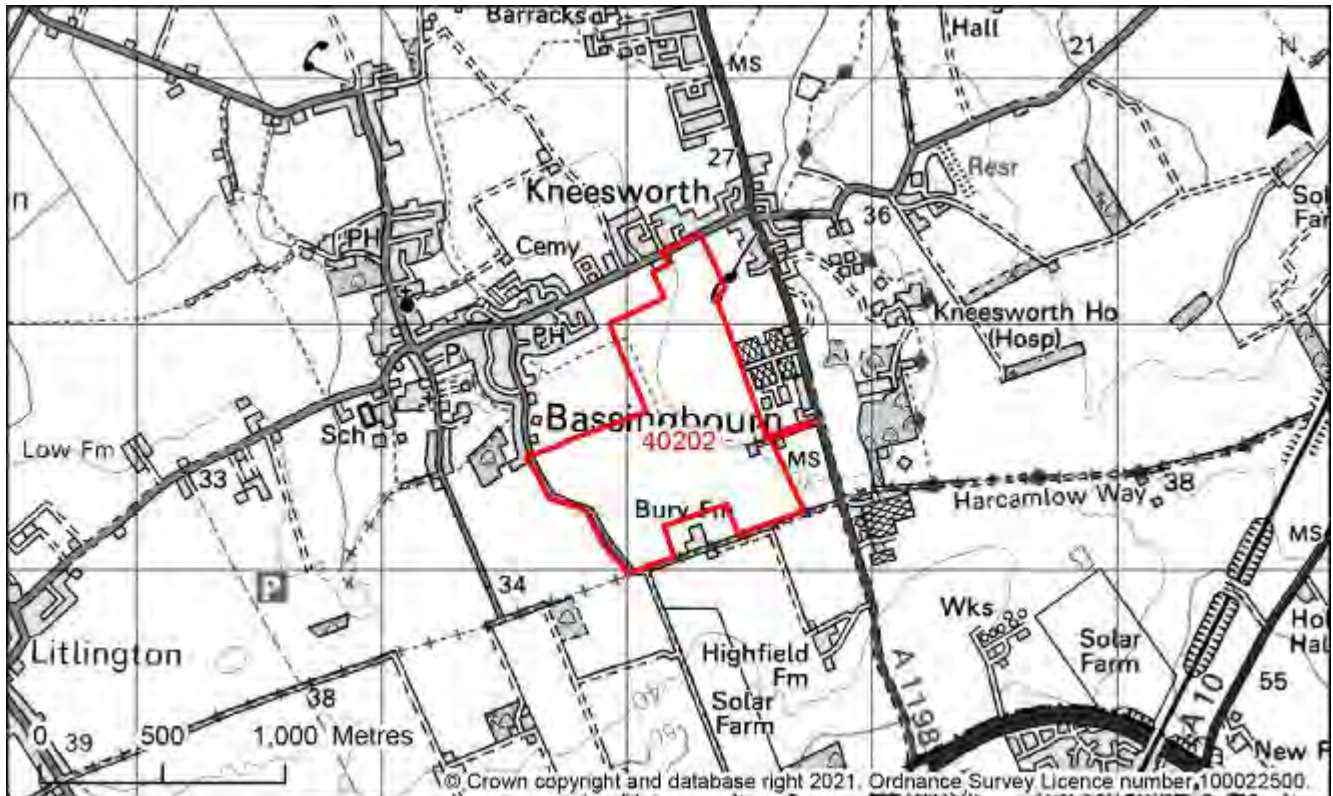
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Beauval Farm, Old North Road, Bassingbourn, SG8 5JR

Site Reference: 40202

Map 80: Site description - Land at Beauval Farm, Old North Road, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	69.31
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open

	space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	27000
<b>Proposed housing units</b>	2080

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area Chalklands, The site is typical of this character type  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is nearly 70 hectares of farmland between Bassingbourn and Kneesworth; long range views are currently possible with indivisibility between villages. Development of the scale proposed would unalterably change the character of Bassingbourn and Kneesworth and effectively merge the two villages. Views towards the south are expansive and extend to the hills

Issue	Assessment	Comments
		surrounding and beyond Royston from The Causeway and should be retained.
Biodiversity and Geodiversity	Amber	<p>Residential development above 25 dwellings or development with potential to cause air pollution would require consultation with Natural England. Recreational impacts on nearby SSSIs needs to be considered. Likely requirement for alternative green space provision. Boundary hedgerows and watercourse may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Majority of site (arable) likely of low ecological value. Buildings and trees may support roosting bats (if suitable). Watercourse may have potential to support protected species e.g. water vole. Farmland bird populations likely to be present.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Potential impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary, adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in an extensive prehistoric landscape with a known Bronze Age Barrow in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site will have to consider its impact on local roads including the A603, A1198, A10 and A505. It will have to consider the outcomes of the ongoing A505 study. The site is located in a rural location and would require a high sustainable mode share to be acceptable. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will be a key consideration.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 6% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West  > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

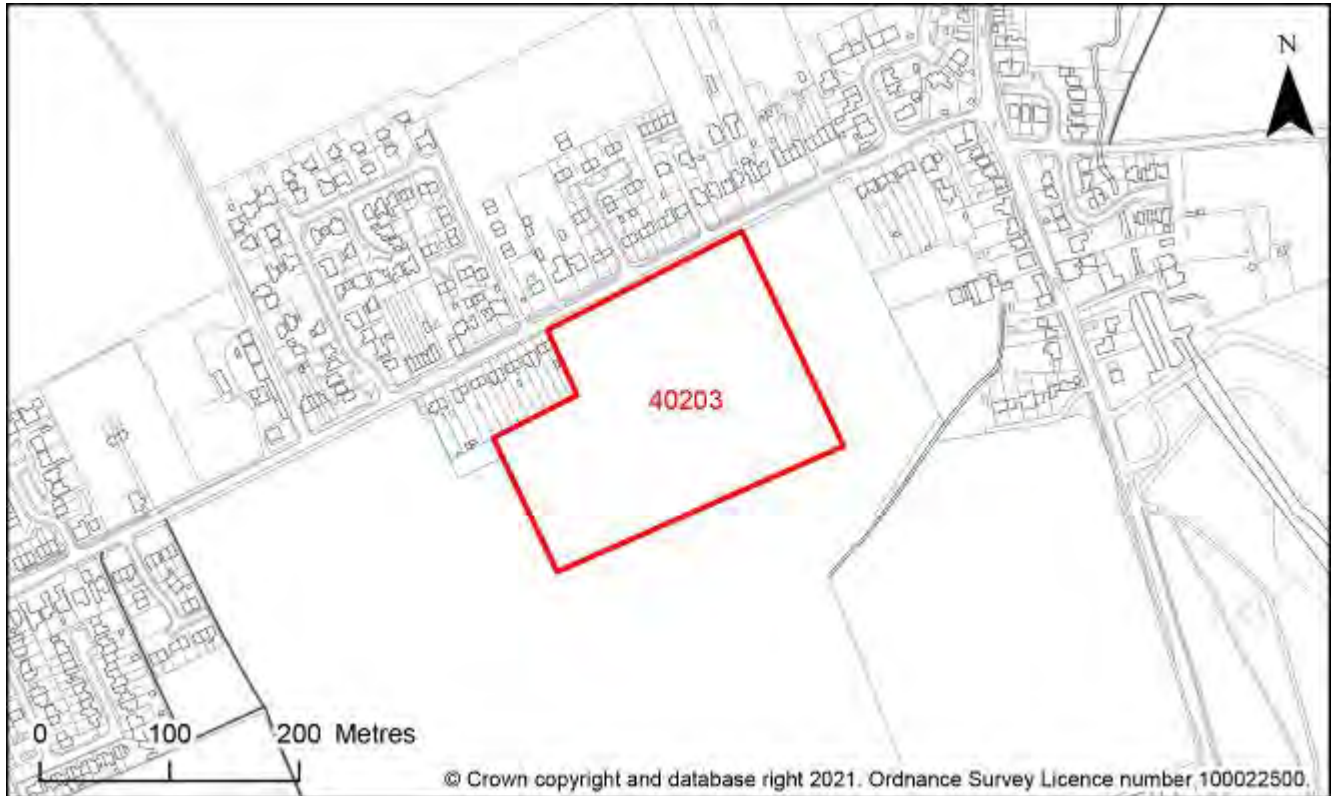
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	2080
Estimated employment space (m <sup>2</sup> )	27000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of The Causeway, Kneesworth, SG8 5JD

Site Reference: 40203

Map 81: Site description - Land south of The Causeway, Kneesworth



## Site Details

Criteria	Response
Site area (hectares)	3.86
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	122

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site lies outside and abutting the village settlement framework. Wide and local views are high. Development upon this site would have a significant adverse impact upon the landscape character being incongruous with the local landscape characteristics. Limited development fronting the street may be possible with mitigation.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs to be considered. Boundary hedgerows, watercourse and adjacent woodland may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Arable habitats likely of low ecological value. Boundary habitats may support protected species. Farmland bird populations may be present.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Potential impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary, adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in an area of potential for prehistoric and Medieval activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on A1198 mini roundabout; need to consider Passenger Transport, walking and cycling links. Limited connectivity to schools.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

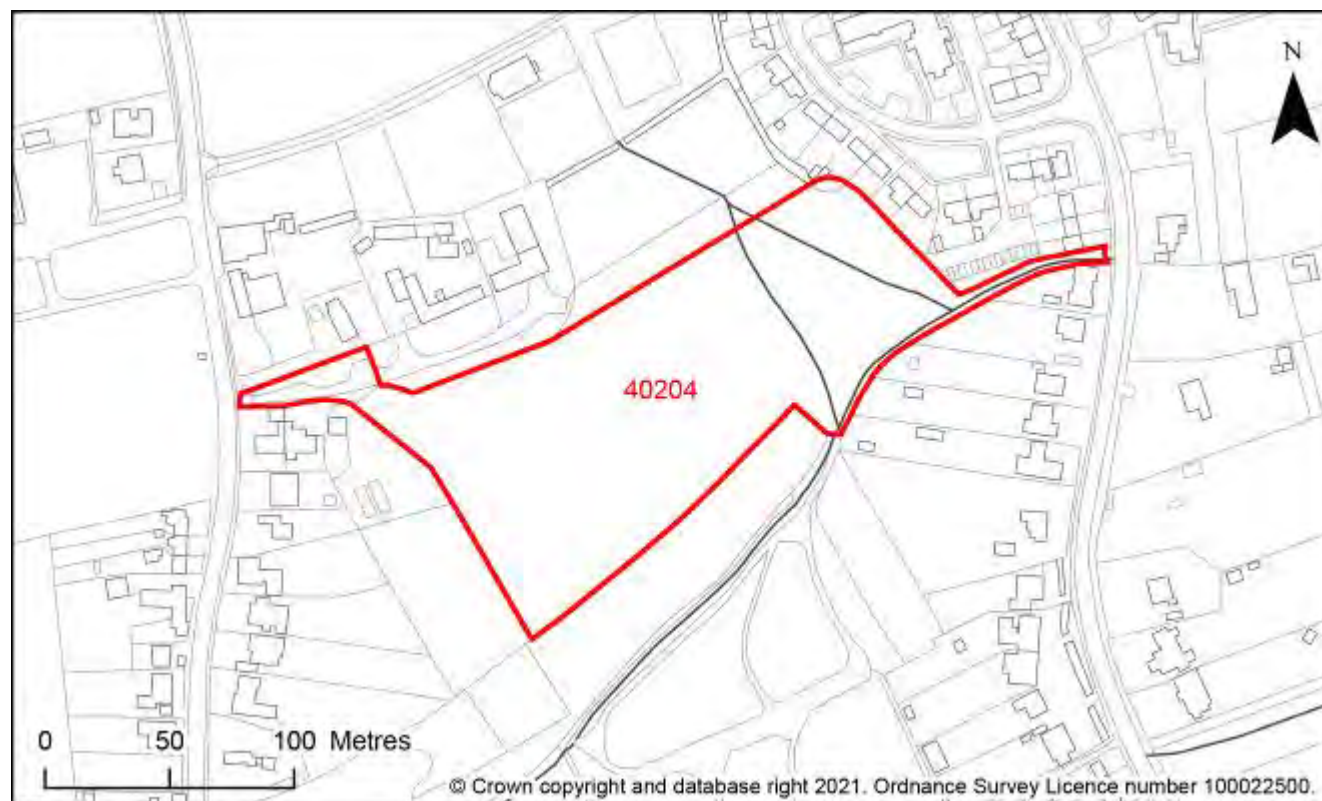
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	42
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Clear Farm, South End, Bassingbourn, SG8 5NL

Site Reference: 40204

Map 82: Site description - Land at Clear Farm, South End, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	59



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk  District Area Chalklands. The site is generally typical of this character type  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is a heavily vegetated agricultural field located in back land between South End Road and Spring Lane but with access corridors to both. The site is suitable for development but must include landscape mitigation at an appropriate width to filter views from the surrounding neighbours. Sufficient space should also be reserved within the site for large tree species to be planted to eventually create a layered view of roofs and treetops; this may require adjustment to numbers proposed to be achieved.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs to be considered. Boundary hedgerows, small section of watercourse and adjacent orchard/woodland may

Issue	Assessment	Comments
		<p>qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Arable habitats likely of low ecological value. Boundary habitats may support protected species. Farmland bird populations may be present.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Likely impact to setting of, and views into and out of, Conservation Area, particularly from public footpaths through and adjacent to the site. Potential impact to immediate setting of Dovecote and wider setting of adjacent Listed Buildings, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Previous evaluation has confirmed the presence of significant archaeology of late Saxon and medieval date</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for</p>

		growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	59

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the south of The Causeway, Kneesworth, SG8 5JD

## Site Reference: 40216

Map 83: Site description - Land to the south of The Causeway, Kneesworth



### Site Details

Criteria	Response
Site area (hectares)	1.71
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (25%)</p> <p>Partly in Flood Zone 3 (24%)</p> <p>Surface water flooding: 17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>NCA 87 East Anglian Chalk</p> <p>District Area The Chalklands. The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site abuts the village framework. Wide and local views are high. Development upon this site would have a limited impact upon the landscape character provided a sensitive approach and landscape mitigation measures are incorporated. Development on the Causeway to be street facing, planting needed on western boundary to create a new settlement edge and trees within the site to filter long views.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There is a ditch adjacent to the southern boundary; therefore, survey and mitigation are likely. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges,</p>

Issue	Assessment	Comments
		<p>and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site has potential for archaeology of prehistoric and medieval date
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>



Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Green	The proposed site is acceptable in principle subject to detailed design.  Access by all means is possible.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Elbourn Way, Bassingbourn, SG8 5UJ

Site Reference: 40227

Map 84: Site description - Land off Elbourn Way, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	7.02
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Education/community, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	65-80

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (8%)</p> <p>Partly in Flood Zone 3 (7%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>3% lies in a 1 in 100 year event</p> <p>18% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>TPO on-site</p> <p>NCA 87 East Anglian Chalk</p> <p>District Area Chalklands</p> <p>The site is typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The proposals seek to develop the eastern most field which extends away from the development framework into rural countryside. This part of the site would create a harmful impact on the NCA as well as increase the developed area of Bassingbourn in an uncontextual manner. The site is dependent on land outside the red line for access and seeks to upgrade and control access via a track that serves the allotments and is also a Public Footpath.</p>

Issue	Assessment	Comments
		Overall, the proposals poorly relate to the village and development on what seems like an outlying field is not in keeping with the village character.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There is a ditch running through the centre of the site which may require further survey and mitigation. OS mapping also indicates a moat is present. There are areas registered as deciduous woodland on the National Forest Inventory which are suggested as priority habitats. There are also grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The western section of the site is within the Conservation Area and development could potentially affect the setting of the Grade I listed church. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic village core to the east of the site of a medieval moat.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site will have to consider its impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505, and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn and/or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

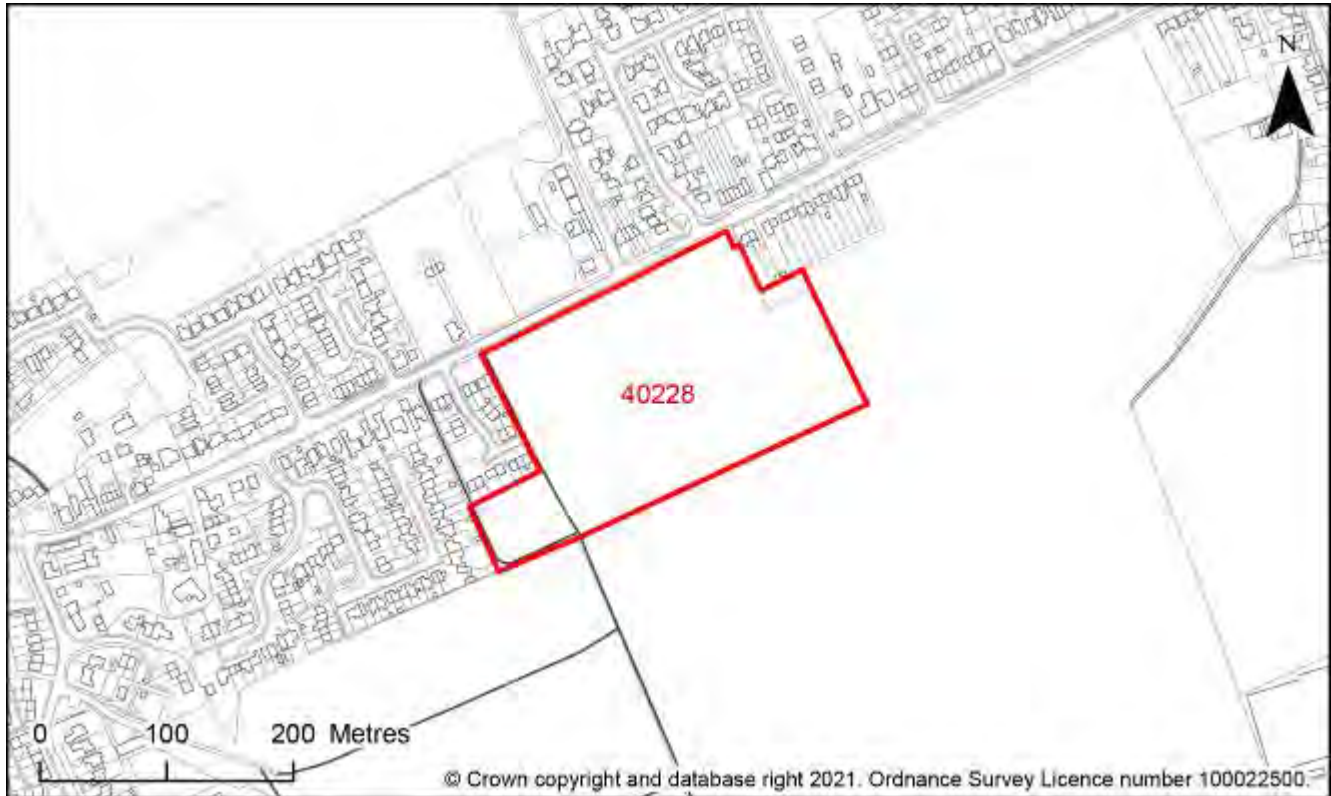
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off The Causeway, Bassingbourn, SG8 5FJ

Site Reference: 40228

Map 85: Site description - Land off The Causeway, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	75

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Outside a Protected Industrial Site
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Development on this site will have a significant impact on available views to the south from The Causeway, which is already affected by existing and new encroaching development. The development will also further weaken any remaining separation between Bassingbourn and Kneesworth.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.  Development of the site would not have a detrimental

Issue	Assessment	Comments
		impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Possible impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	The site has potential for archaeology of prehistoric and medieval date with finds of prehistoric pottery recorded to the immediate west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	75
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Poplar Farm Close, Bassingbourn, SG8 5NP

Site Reference: 40230

Map 86: Site description - Land off Poplar Farm Close, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	7

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  NCA 87 East Anglian Chalk  District Area Chalklands  The site is somewhat atypical due to its seeming enclosure within the built up village area.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The Brooks Road boundary has value with a policy designation NH/13 Important Countryside Frontage to the village and the current aspect of hedging and trees should be retained. The site is very contained by the surrounding development and vegetation and views are not easily achieved inwards or outwards. It is expected that the 7 units proposed could be achieved with sympathetic layouts which maintain the existing village character and could potentially reuse or mimic existing farm buildings. Equally boundaries with existing residential developments may need to be strengthened with additional vegetation.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Poplar Farm is located within the historic core of the village, with a listed farmhouse and this site forms part of the farmhouse's setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Green</b>	<p>No prior history of development.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	19
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Wireless Station Park, Chestnut Lane, Kneesworth, SG8 5JH

**Site Reference: 40311**

**Map 87: Site description - Land at Wireless Station Park, Chestnut Lane, Kneesworth**



## Site Details

Criteria	Response
Site area (hectares)	13.78
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	309

## Site Assessment Summary

<b>Criteria</b>	<b>Outcome</b>
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

<b>Issue</b>	<b>Assessment</b>	<b>Comments</b>
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	<p>National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas.</p> <p>District Character Area: Chalklands landscape character area. Village form is often strongly linear, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is open and level and relatively well screened.</p>

Issue	Assessment	Comments
		However wide, open views would be available of the development from Kneesworth Road to the north east, and from the Hamcarlow Way to the west. The site is detached from the village and would appear as a large, isolated island of development in the wider landscape. If the existing industrial units remain, they will form an unattractive entrance and setting for any housing development.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Site contains deciduous woodland, a group of ponds with a large reservoir adjacent to the northeast boundary, and hedges bounding the site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.
Archaeology	Amber	Numerous cropmarks known in the vicinity relating to the late prehistoric and Roman landscape
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>Subject to Detailed Design - Dependant on site 40073 coming forward to provide non motorised facility</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>The site will have to consider the impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous industrial/agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	207
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land north of Elbourn Way and The Limes, Bassingbourn, SG8 5ND

**Site Reference: 40328**

**Map 88: Site description - Land north of Elbourn Way and The Limes, Bassingbourn**



## Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	30-40
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (35%)</p> <p>Partly in Flood Zone 3 (28%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>NCA 87 East Anglian Chalk District Area Chalklands</p> <p>The site is typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The western field is more suitable for development than the eastern due to the enclosure and existing development surrounding it to the south and west. The northern, densely vegetated boundary is formed out of the remains of a moat for a site to the north of the fields. There is scope that one side of the brook (west) could be slightly more developed than the other (east) where impact of development will be more prominent.</p>

Issue	Assessment	Comments
		Development to the east is not recommended due to the exposed nature and the significant adverse impact on the NCA. The western field however is also subject to constraints of access, drainage and conservation and requires further review.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There is a ditch running through the centre and south of the site which may require further survey and mitigation. Boundary and adjacent habitats including deciduous woodland, watercourses and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Boundary habitats, ditches and mature trees may support protected or notable species such as water vole and roosting bats. Arable habitats are likely to be of low ecological value but may support farmland bird populations. Applications will need to find provision of a net gain in biodiversity of a minimum of 10% either on-site or off-site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development on west side of site could impact setting of the Listed Buildings and the Conservation Area but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Earthworks relating to the medieval and post medieval settlement at Bassingbourn are recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	40
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land east of Ermine Street, Kneesworth, SG8 5JG

Site Reference: 40330

Map 89: Site description - Land east of Ermine Street, Kneesworth



## Site Details

Criteria	Response
Site area (hectares)	0.70
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Older persons housing, Residential care home
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15-90



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands  The site is generally typical of this character type except in terms of current use.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is currently the grounds of a house or farm on the northern edge of the village, outside the development framework boundary. Views around the area are long and open for the most part. Development here would be inappropriate due to the separation between the site and the village.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation for impacts to designated sites. Boundary hedgerows and scattered trees may qualify as Habitats of Principal Importance and/or be of high ecological value. Grassland diversity will need to be assessed. Impacts on nearby priority habitats e.g. woodland will need to be avoided. Applications may find provision of a 10% net gain in biodiversity difficult within their red

Issue	Assessment	Comments
		<p>line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Grassland, trees and hedges may support protected and notable species. Pond within 25m may support great crested newt if suitable.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The proposed number of units/scale of development would not be compatible with the character of the Grange farm setting.</p>
Archaeology	Amber	Located adjacent to a medieval moat. Associated remains likely to survive in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		<p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will have to consider cumulative impacts on local roads including the A603, A1198, A10 and A505. The A1198/The Causeway/Chestnut Lane junction in Kneesworth is close to capacity with little physical space for improvements, and this will need to be considered. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study. The site is located in a rural location; the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services, and how to safely cross the A505. The applicant will have to review local bus routes and provide new services to serve the site. High quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Green	<p>No prior history of development</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 7% Grade 2; 93% Non-Agricultural
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a leisure complex (S/1663/16/FL)
When will the site be available for development?	0-5 Years

## Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	50
Estimated dwelling units	35
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Brook Road, Bassingbourn, SG8 5NT

Site Reference: 40342

Map 90: Site description - Land off Brook Road, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	6.60
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	140

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (4%)</p> <p>Partly in Flood Zone 3 (4%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>22% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 87 East Anglian Chalk District Area Chalklands</p> <p>The site is typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is an arable field south of Brook Road detached from the Development Framework Boundary, lying to the west of the Village College and Primary School. The irregular eastern boundary follows a brook/drain and is vegetated intermittently with hedging and trees. The site contributes to the rural character of the western entrance to the village; however, some development may be possible, subject to unit numbers, detailed design and a landscaping strategy to include appropriate tree/hedge planting to mitigate against</p>

Issue	Assessment	Comments
		potential adverse impacts.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There is a watercourse adjacent to the eastern boundary that will require survey and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of development and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Remains of prehistoric and Saxon date are recorded from excavations to the west.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site will have to consider its impact on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn and/or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	140
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land off North End, Bassingbourn, SG8 5NW

Site Reference: 40398

Map 91: Site description - Land off North End, Bassingbourn



## Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	9

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (3%)</p> <p>Partly in Flood Zone 3 (3%)</p> <p>Surface water flooding: 35% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>NCA 87 East Anglian Chalk</p> <p>District Area Chalklands</p> <p>The site is a typical due to the enclosed nature of the field and it's location within the more built up area of the village</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The Church Office building occupies almost half the width of the site frontage in spite of the Important Countryside Frontage designation. Low unit numbers could enable much of the land surrounding any buildings to be relatively unconfined with space for large trees and planted boundaries as well as preserving and/or enhancing any landscape impacts on the setting of the Scheduled Ancient Monument to the north</p>

Issue	Assessment	Comments
		The boundaries will require vegetating with trees and understory in order to keep in context with other developments to the south and around the larger hayfield.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Consultation with Natural England unlikely to be required. Boundary habitats including mature trees, woodland and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of an Important Countryside Frontage</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Red</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>The development would be harmful to the setting of the heritage assets, namely the church and scheduled monument. This harm cannot be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Features relating to the Scheduled Monument, medieval moated site adjacent to Mildyke are recorded extending into the area.
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Green</b>	No prior history of development.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

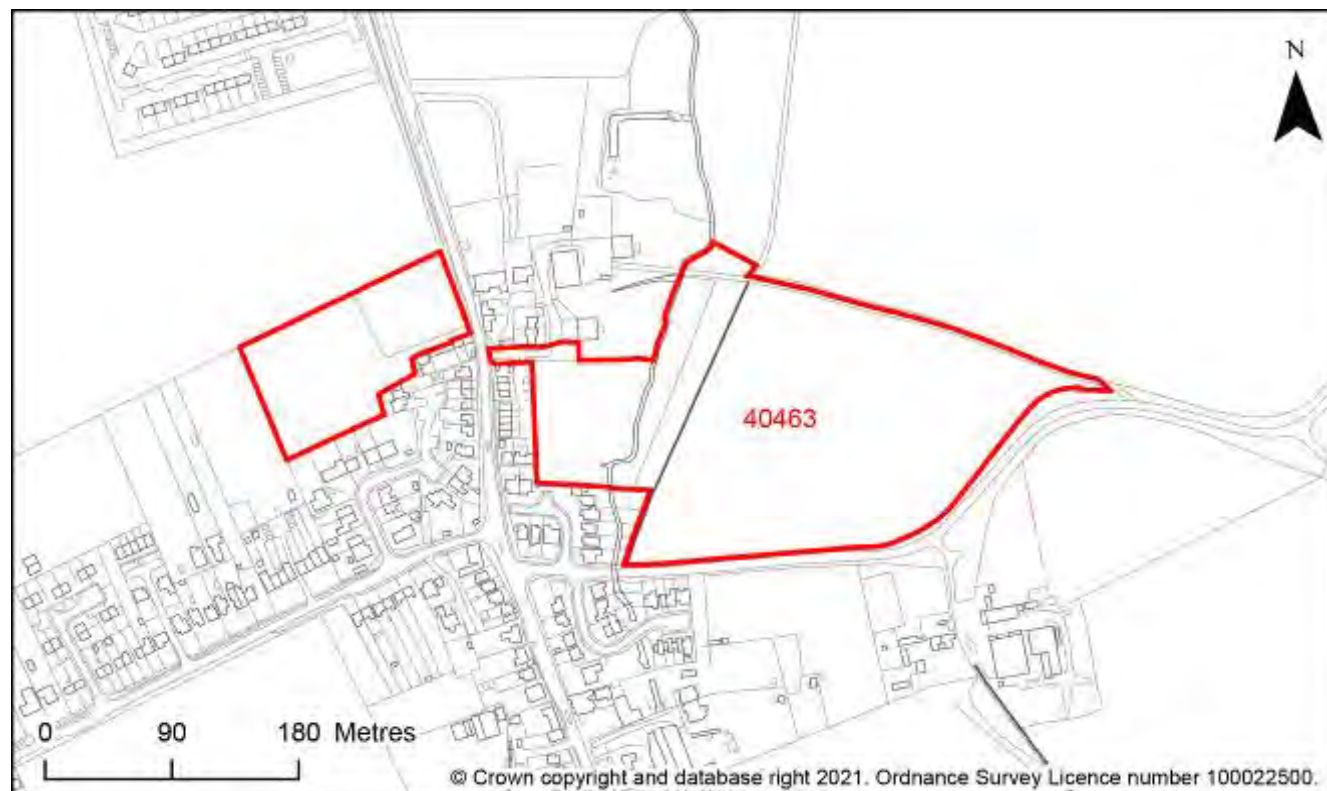
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	9
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Chestnut Road, Bassingbourn-cum-Kneesworth, SG8 5JF

**Site Reference: 40463**

**Map 92: Site description - Land north of Chestnut Road, Bassingbourn-cum-Kneesworth**



## Site Details

Criteria	Response
Site area (hectares)	6.56
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	86
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (9%)</p> <p>Partly in Flood Zone 3 (9%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 87 East Anglian Chalk District Area Chalklands</p> <p>Site A) 1 Hectare Plot west of Old North Road is a typical of type due to vegetated enclosure and relationship with village edge</p> <p>Site B) 5.5 Ha plot east of Old North Road is typical of character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Site A: Whilst not part of the Development Framework is more associated with the village than with the wider</p>

Issue	Assessment	Comments
		<p>countryside beyond. Landscape mitigation needed to enhance boundaries.</p> <p>Site B: Partial development to the west of the site may be possible with landscape mitigation.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Site unlikely to require consultation with Natural England. Habitats surrounded watercourse towards western area of site including woodland as well as boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Eastern arable habitats likely to be of low ecological value, although may support farmland bird populations. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Green</b>	<p>Listed Asset on-site</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	<b>Amber</b>	Located in a landscape of prehistoric and medieval archaeology including a medieval moat to the north
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site will have to consider its impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505, and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to</p>

Issue	Assessment	Comments
		noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Non-Agricultural  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

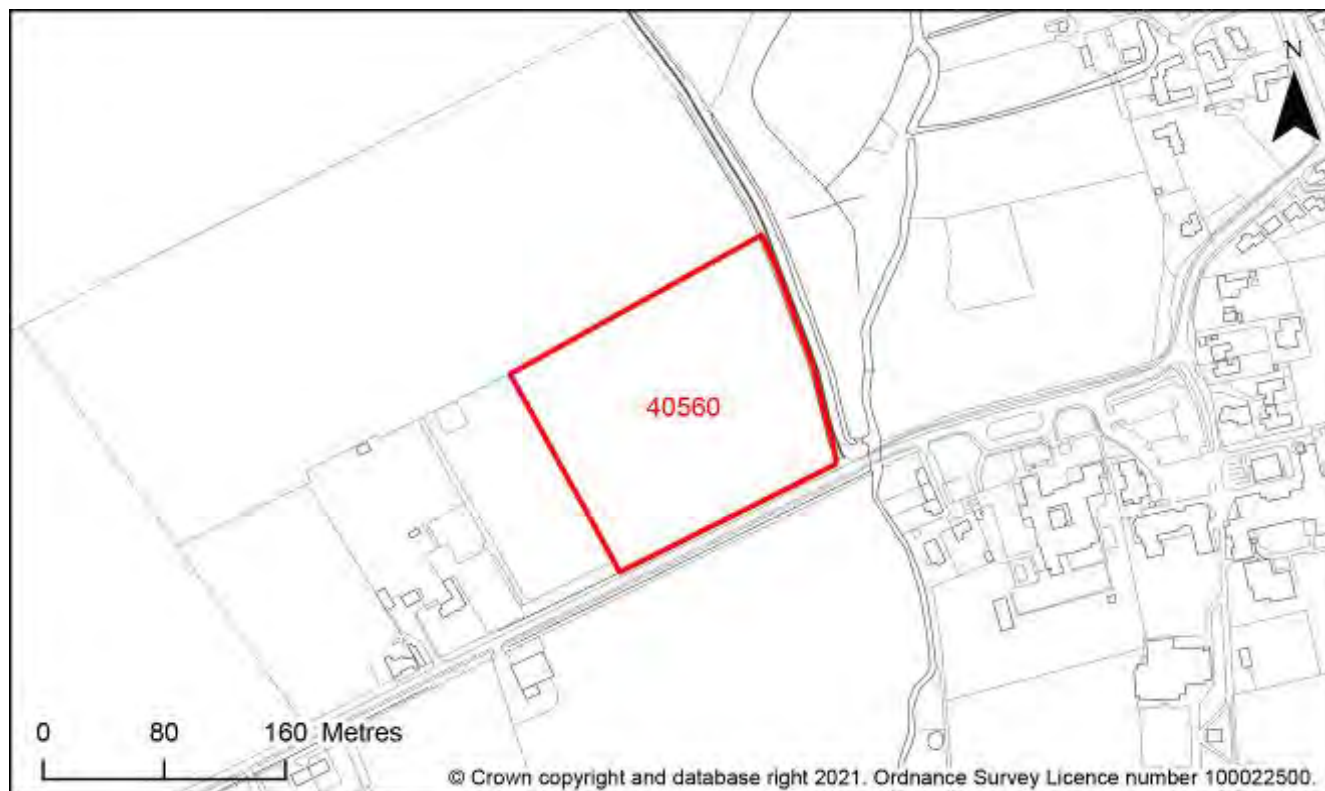
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	86
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adjacent to Bassingbourn Nr Royston Hertfordshire, SG8 5NS

**Site Reference: 40560**

**Map 93: Site description - Land adjacent to Bassingbourn Nr Royston Hertfordshire**



## Site Details

Criteria	Response
Site area (hectares)	2.75
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	52
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (2%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 87 East Anglian Chalk District Area Chalklands</p> <p>The site is typical of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Development on this site, would extend the edge of Bassingbourn further west. Development of the site would have a reasonable impact on the NCA which is typical in the state of the site in its current use as a part of a large agricultural field.</p> <p>This site may also prove to be isolated as connections back into the village may only be achievable along Brooks Road, which has narrow, poorly upkept footways on either side of the main carriageway.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. A drain runs adjacent to the eastern boundary that will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Any development on this site would need to respect the views into and from the adjacent conservation area and be of an appropriate scale, massing and design.</p>
Archaeology	Amber	Prehistoric and Saxon archaeology recorded to the east
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will have to consider its impact on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

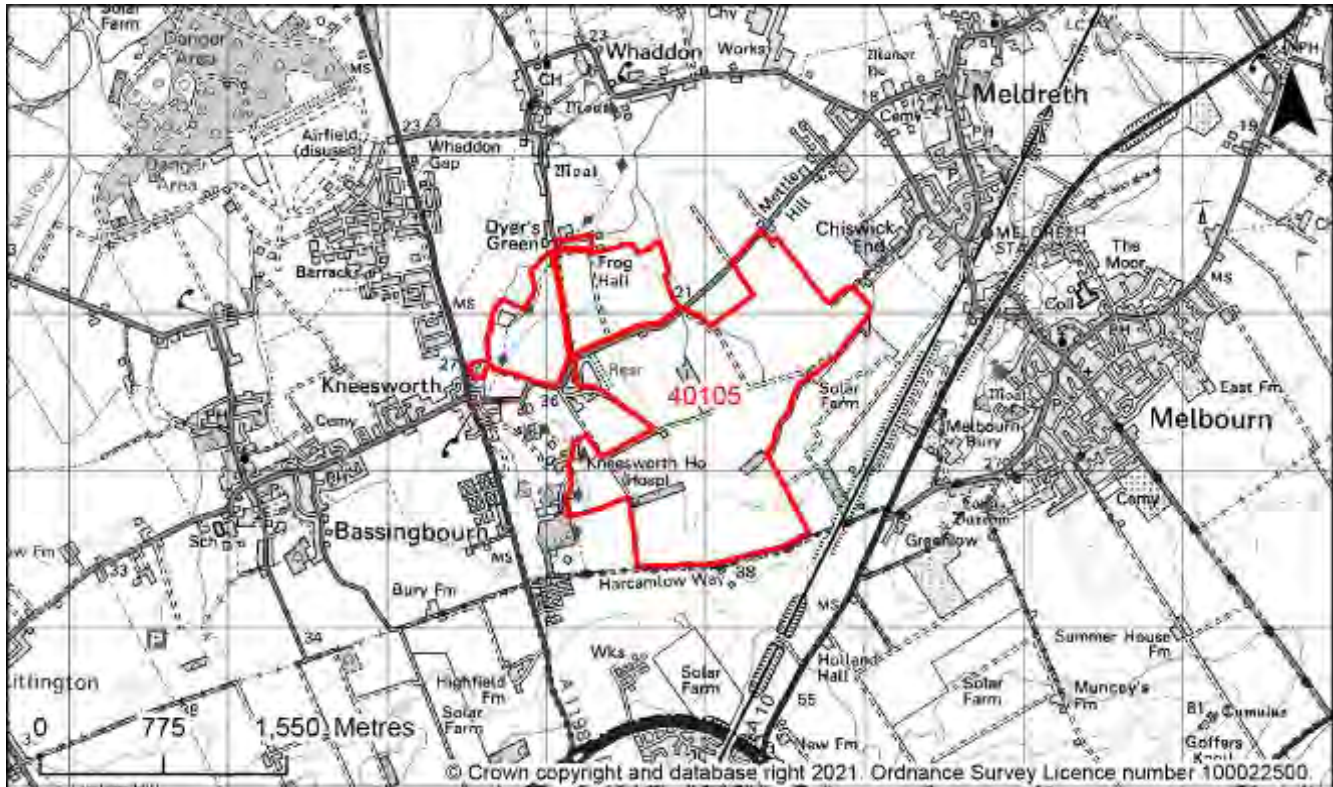
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	52
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn, SG8 5JG

**Site Reference: 40105**

**Map 94: Site description - Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn**



## Site Details

Criteria	Response
Site area (hectares)	279.63
Parish or Ward	Bassingbourn cum Kneesworth CP; Melbourn CP; Meldreth CP; Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build

	housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1900

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  District Character Area: The Chalklands



Issue	Assessment	Comments
		<p>Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The Site is a very large collection of agricultural fields which extend from Kneesworth to the west to Meldreth to the east. The site, being so large, will have a significant impact on the character of the area. There are potential harmful impacts relating to the potential amalgamation of Meldreth and Kneesworth</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland priority habitat, as well as grasslands, hedges and wooded boundaries on site that are also likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Scale of development proposed is such that it could have an impact on the setting of all the nearby listed buildings. The extent and significance of this impact would depend on design, layout and landscaping.</p>
Archaeology	Red	Extensive archaeology of prehistoric and Roman date includes Bronze Age barrow fields and areas of settlement.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	<b>Amber</b>	<p>Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision and links to stations at Royston and Melbourn. Requires links to existing cycleways/footways.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads and will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural buildings and land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 23% lies in an EA Source Protection Zone 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

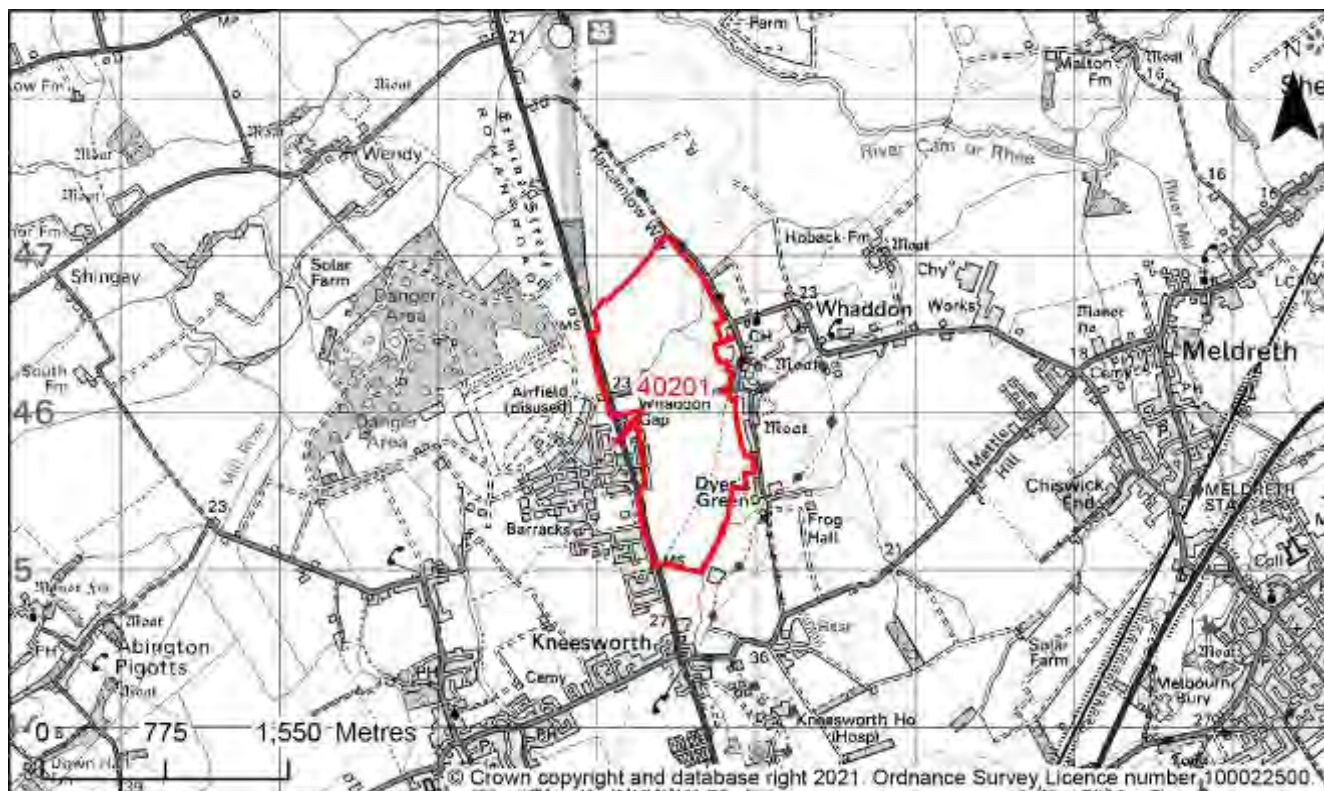
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	1900
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land north and south of Whaddon Gap, Whaddon, SG8 5SQ

Site Reference: 40201

Map 95: Site description - Land north and south of Whaddon Gap, Whaddon



## Site Details

Criteria	Response
Site area (hectares)	126.55
Parish or Ward	Bassingbourn cum Kneesworth CP; Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential or non-residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Education, Public open space, Community facilities, Recreation and leisure, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	50000
<b>Proposed housing units</b>	3800

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  District area: The Chalklands  The site is generally typical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands

Issue	Assessment	Comments
		This is a large site which comprises several parcels of large arable land divided by Whaddon Gap. Generally, the site is well contained by hedgerow but has a range of views experienced from open to screened. The site lies outside of the Development Framework Boundary in the countryside. Preservation of the rural countryside character is important. Development here will detract from the existing, small scale village character.
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England unlikely to be required, unless any habitats for barbastelle bats will be impacted (Eversden and Wimpole Woods SAC is 5.8km north). No other designated sites in close proximity. Boundary hedgerows, trees, watercourses and copses may be Habitats of Principal Importance/priority habitats and/or of high ecological value. Arable fields likely to be of low ecological value. Trees may have potential to support roosting bats and several ponds within 150m may have potential to support great crested newt. Watercourses may support protected species e.g. otter and water vole. Farmland bird populations likely to be present.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of an Important Countryside Frontage</p> <p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Potential harmful impact to setting of numerous heritage assets and possible amalgamation of several historically distinct settlements/ hamlets. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage</p>

Issue	Assessment	Comments
		asset, but the impact could be reasonably mitigated
Archaeology	Amber	Extensive settlement of Iron Age/Roman date known to the north. Medieval settlement recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will have to consider its impact on local roads including the A603, A1198 and A505. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study.</p> <p>The site is located in a rural location and must achieve a high sustainable mode share to be acceptable. The site will have to consider how to connect to</p>



Issue	Assessment	Comments
		<p>Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 73% Grade 2; 5% Grade 3; 22% Non-Agricultural</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 10 - South West</p> <p>&gt; 2,000 dwellings / 5,000m2 employment – Limited capacity for growth</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:



Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	3800
Estimated employment space (m <sup>2</sup> )	50000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land to the east of Old North Road, Kneesworth, SG8 5JG

Site Reference: 40299

Map 96: Site description - Land to the east of Old North Road, Kneesworth



## Site Details

Criteria	Response
Site area (hectares)	6.35
Parish or Ward	Bassingbourn cum Kneesworth CP; Whaddon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	142
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (7%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 2% lies in a 1 in 100 year event</p> <p>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 87 East Anglian Chalk District Area The Chalklands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>This site lies outside the village settlement framework and consists of a large agricultural field with an adjoining woodland and moat. Wide and local views are limited due to topography and mature boundary vegetation. Development upon this site would have a significant adverse impact removing an important woodland and encroaching into the countryside. Limited development with landscape mitigation would</p>

Issue	Assessment	Comments
		be acceptable.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation for impact to designated site. The eastern boundary of the site lies adjacent to a watercourse and will require survey and probable mitigation. There are deciduous woodlands on site registered on the 2014 Forest Inventory and, therefore, considered priority habitat. There are no other apparent priority habitats within the site; however, there are grasslands, other woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The development of the site is likely to impact the wider setting of the Grade II listed heritage assets. There is a moated site, which is a possible non-designated heritage asset, within the site boundary.</p>
Archaeology	Amber	Adjacent to the route of the Roman road Ermine Street and site contains a medieval moat
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with links to station at Royston. Requires links to existing cycleways/footways.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 67% Non-Agricultural  Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	142
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land adjacent to 37 Broadway, Bourn, CB23 2TA

Site Reference: 40043

Map 97: Site description - Land adjacent to 37 Broadway, Bourn



## Site Details

Criteria	Response
Site area (hectares)	1.82
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	40



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development upon the site would have a significant adverse impact upon the settlement and landscape character, views and visual amenity.
Biodiversity and Geodiversity	Amber	All planning applications outside of existing settlement boundaries likely to require consultation with Natural England. All residential developments will need to consider recreational impact on nearby SSSIs. Boundary drains may be of ecological value and support protected or notable species. Woodland to north may qualify as Habitat of Principal Importance but buffer could be provided. Otherwise arable habitats likely to be of low ecological value, although farmland birds may be present.  Development of the site may have a detrimental impact

Issue	Assessment	Comments
		on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within or Partially within a Conservation Area  Development of the site could have a detrimental impact on the setting of the Conservation Area. The extent of the impact would depend on design layout and landscaping. It is likely that the impacts could be mitigated.
Archaeology	Amber	Located adjacent to a cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Hall Close, Bourn, CB23 2SN

Site Reference: 40386

Map 98: Site description - Land off Hall Close, Bourn



## Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	17

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event</p> <p>10% lies in a 1 in 100 year event</p> <p>20% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>Located adjacent to and abutting the existing settlement edge to the west of Bourn, the site is part of an existing linear shaped agricultural field. Wide and local views are limited due to surrounding vegetation; however, amenity views are high. Development would have a significant adverse impact upon the settlement character and represent an encroachment into the countryside. However, with a reduced number of residential units this harm could be mitigated with existing boundary planting protected and retained and a significant landscape buffer included to the west of</p>

Issue	Assessment	Comments
		the site.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The north-western boundary of the site lies adjacent to the Ruddy Lane CWS which is designated for its nationally rare plant and important hedgerows. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>The listed buildings on the Bourn Hall site are not immediately adjacent but any development of this site would have to take into consideration the wider setting of the grade II* Hall. The impacts of development could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Located close to the scheduled ringwork and bailey castle at Bourn Hall with the likelihood of associated archaeology
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints



Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

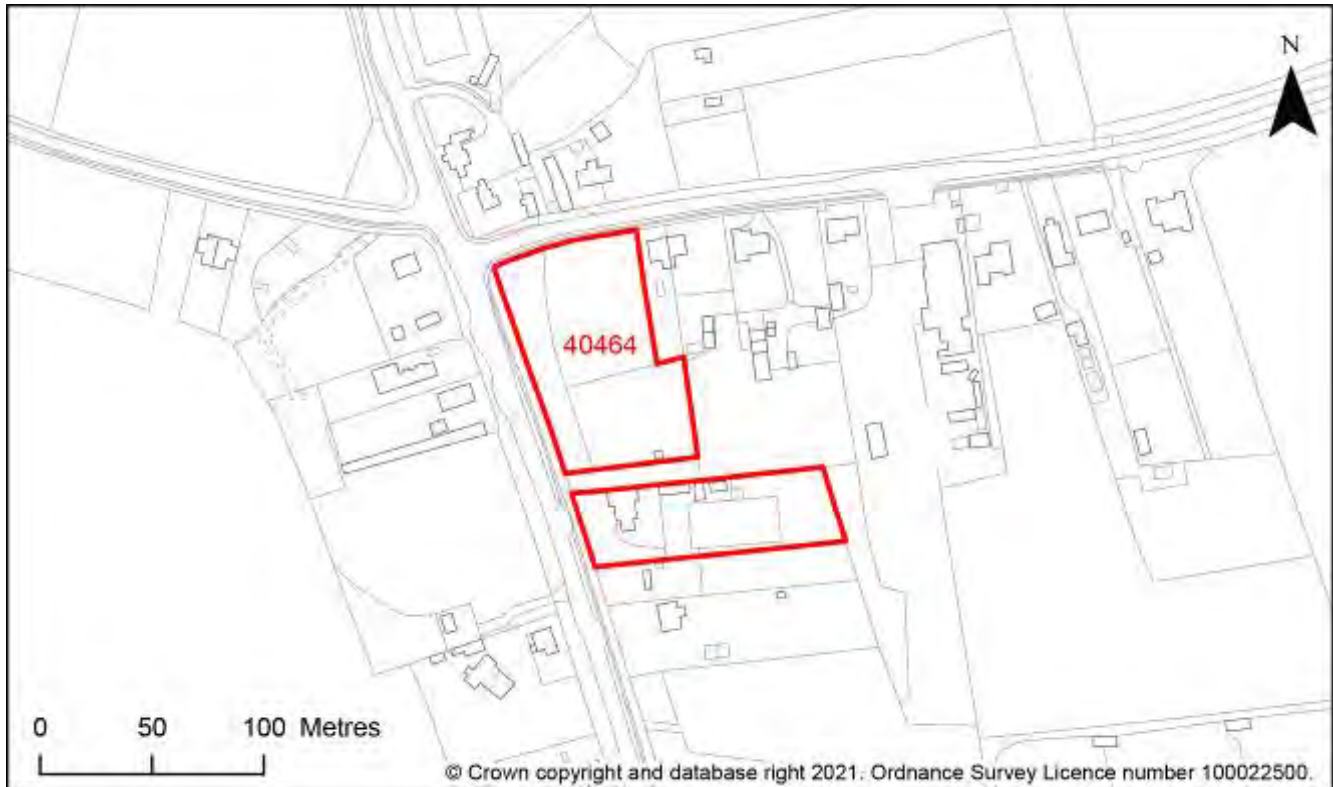
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	17
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Davids Lodge and to the north, Old North Road, Bourn, CB23 2TZ

**Site Reference: 40464**

**Map 99: Site description - Land at Davids Lodge and to the north, Old North Road, Bourn**



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	15-20

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Two small sites adjacent to the A1198. Development would have a significant adverse impact and would not reflect nor respect the existing settlement character. Even with landscape mitigation measures development would still have a detrimental impact. Residential numbers would need to be reduced significantly to reflect existing pattern.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>All residential development would require consideration of recreational impacts on nearby SSSIs. All planning applications would require consultation with Natural England. Boundary and adjacent hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, site is likely to be of low ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Any development of the site would need to ensure any impact on the setting of the listed building opposite is mitigated by good design and an appropriate access to the site.</p>
Archaeology	Amber	Located adjacent to the route of the Roman road Ermine Street. A medieval moat is located on the oppsite side of this road.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to</p>

		local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land east of Alms Hill, Bourn, CB23 2SY

Site Reference: 40542

Map 100: Site description - Land east of Alms Hill, Bourn



## Site Details

Criteria	Response
Site area (hectares)	0.71
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is part of an existing grass field located to the north of the village of Bourn. Views are limited due to surrounding mature vegetation. Development would have a significant adverse impact and would not reflect nor respect the existing settlement character. Even with landscape mitigation measures development would still have a detrimental impact. Residential numbers would need to be reduced significantly to reflect existing pattern.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>This site has a few varied residential houses facing Alms Hill to the north but is surrounded by heritage assets to the west, east and south. The proposal shows development along the roadside which continues the development pattern but at a much higher density. which would alter the character and setting of the surrounding heritage assets.</p>
Archaeology	Amber	Located to the north of the Scheduled Moulton Hills barrows, with a likelihood of associated archaeology
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Park Farm, Broadway, Bourn, CB23 2TA

Site Reference: 48056

Map 101: Site description - Park Farm, Broadway, Bourn



## Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Bourn CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6-8

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is an isolated cluster of residential properties located to the north of the village of Bourn. It is a rural location and not attached to the existing village settlement framework. Wide and local views are restricted due to boundary vegetation. A very small development which reflects the adjacent properties would have a limited adverse impact upon the landscape character. However, landscape mitigation measures would be required to reduce this impact.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impact on nearby SSSIs. All planning applications would require consultation with Natural England. Boundary hedges and woodland may qualify



Issue	Assessment	Comments
		<p>as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Buildings may support roosting bats and pond within 50m may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric and Roman date located to east and west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

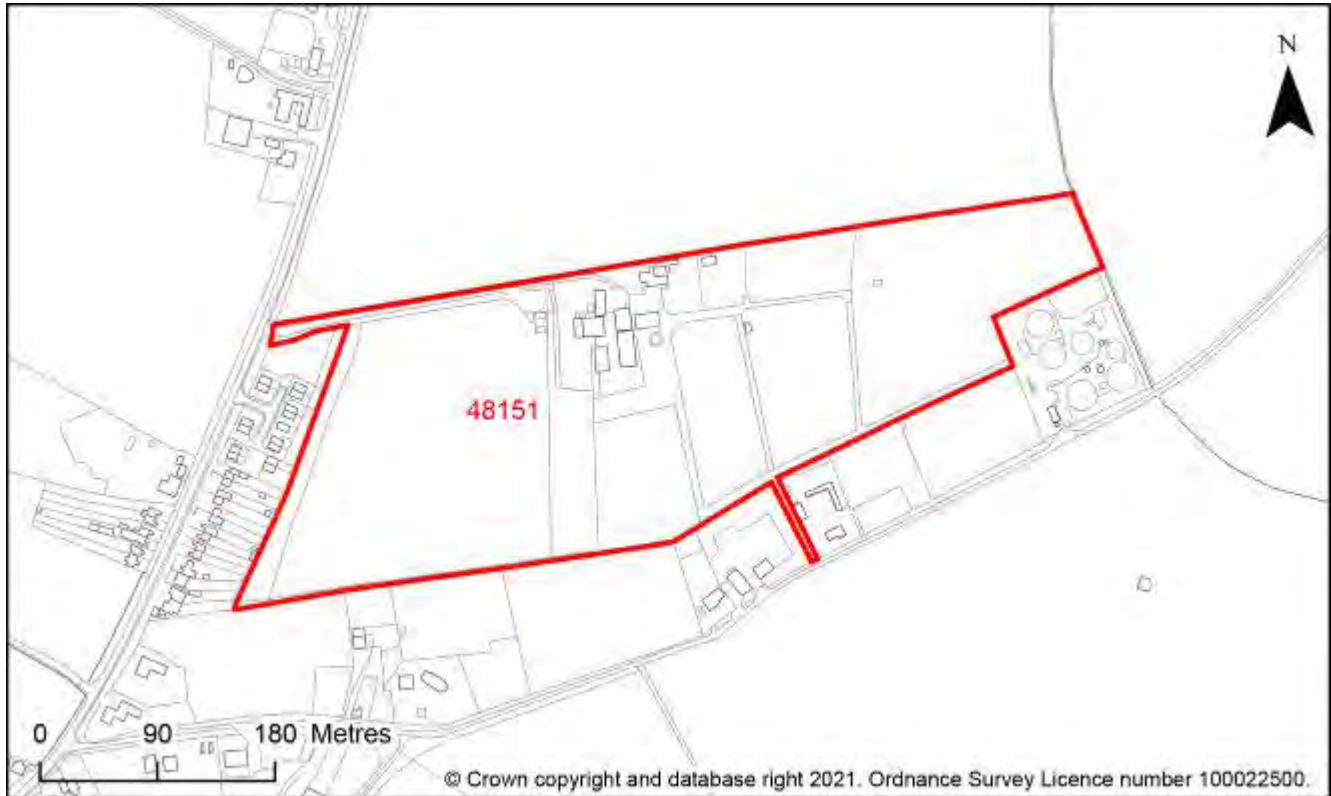
Development completion timescales (years)
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0-5 Years
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# Land at Rockery Farm, The Broadway, Bourn, CB23 2TA

## Site Reference: 48151

Map 102: Site description - Land at Rockery Farm, The Broadway, Bourn



### Site Details

Criteria	Response
Site area (hectares)	11.09
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands  Local Character: The Western Claylands  The site is generally typical of the character of an intensive arable landscape. The sites is atypical of a predominantly open landscape where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  This is a large site outside of the Development Framework Boundary and therefore in the countryside.

Issue	Assessment	Comments
		Preservation of the rural countryside character is important and so boundary treatment will be important. It has a generally well contained character. Development in this location must reflect density and pattern of the existing village. Landscape mitigation required for successful integration.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require an assessment of possible recreational impact on nearby SSSIs. All planning applications will require consultation with Natural England. Boundary hedgerows, wooded copse and mature trees may qualify as Habitats of Principal Importance/be of high ecological and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings and trees may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Cropmarks of probable late prehistoric and Roman date located to north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Red	<p>The A428 corridor is already at capacity in this area and requires investment to unlock the growth included within the last Local Plan. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues. Capacity assessments are likely to show local junctions are over capacity without the development. There is, therefore, limited scope for further development and the likelihood of severe impacts.</p> <p>Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 19% Grade 2; 81% Grade 3  14% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	166
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Bourn Airfield, south of Wellington Way, Bourn, CB23 7NX

**Site Reference: 40112**

**Map 103: Site description - Land at Bourn Airfield, south of Wellington Way, Bourn**



## Site Details

Criteria	Response
Site area (hectares)	3.64
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	85

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation  Within or Partially within an Aerodrome
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Green</b>	National Character  The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge,

Issue	Assessment	Comments
		<p>Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs.</p> <p>Local Character</p> <p>At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site is adjacent to and surrounded on two aspects by the development of the New Village at Bourn Airfield outlined in Policy SS/7 of the South Cambridgeshire Local Plan 2018. Given it's adjacency, this site could be considered a strong candidate for appending to Bourn Airfield. The site does not impact strongly on any sensitive landscape designations but should be mindful of existing development to the south and it's village edge typology and provide appropriate landscape buffering to integrate it into it's setting.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Features of probable Roman date are recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	Needs to be considered in context of wider Bourn Airfield and associated capacity issues. Links to Passenger Transport corridor (GCP scheme).

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	Given the strategic location of the site, employment uses should be provided in accordance with the SPD.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Appliation pending (resolution to grant)for 3,500 dwellings as part of a new mixed use village, but not for this specific site proposal (S/3440/18/OI )
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	85
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land rear of 62-84 West Drive, Caldecote, CB23 7NY

Site Reference: 40155

Map 104: Site description - Land rear of 62-84 West Drive, Caldecote



## Site Details

Criteria	Response
Site area (hectares)	4.77
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	100

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Within or Partially within an Aerodrome
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area  District Area The Western Claylands, site is typical of the settlement character type  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development of this site would have a significant impact on the detailed, small scale landscape on the western edge of the village. It would extend development west of the existing linear village edge and join with the boundary of the Bourn Airfield development. There is some scrub and woodland screening on the western boundary, but this is thin on the north west part of the site, and the developments would be visible from each other.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Recreational impacts on nearby SSSIs may need to be considered. Possible Habitats of Principal Importance/priority habitat and habitats of high ecological importance including boundary hedgerows and adjacent woodland. Potential for roosting bats in buildings (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No built heritage constraints. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of known Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site.</p> <p>Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>9% lies in an EA Source Protection Zone 3</p> <p>Electric overhead lines cross the site</p>

Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	21
Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# DB Group (Holdings) Ltd, Wellington Way, Bourn, CB23 2TQ

**Site Reference: 47529**

**Map 105: Site description - DB Group (Holdings) Ltd, Wellington Way, Bourn**



## Site Details

Criteria	Response
Site area (hectares)	2.69
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	11300

<b>Proposed housing units</b>	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within or Partially within an Aerodrome</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>16% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Green</b>	<p>TPO on-site</p> <p>National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Western Claylands</p> <p>The site is generally atypical of the character of an intensive arable landscape, and a predominantly open landscape where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded</p>



Issue	Assessment	Comments
		<p>Claylands</p> <p>The site comprises factory and storage site on areas of hardstanding within the Bourn Airfield SPD site. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. As this site is currently developed and brownfield land, it is not likely to have an adverse impact compared to if there was no development here at present. Development is to be well integrated with the local patterns of tree planting and hedgerows, hedges must be retained.</p>
Biodiversity and Geodiversity	Amber	<p>Landfill or any development which could cause air pollution would require consultation with Natural England. Site likely to be of relatively low ecological value, although boundary woodland/trees and ponds may qualify as Habitats of Principal Importance/be of high ecological value. Ponds may support great crested newt and buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Evaluation has identified little of archaeological significance
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located within the A428 corridor which is highly congested, and the level of growth that could possibly be accommodated is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge Scheme (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site.</p> <p>Cumulative capacity assessments will be required at local junctions.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design</p>

Issue	Assessment	Comments
		considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous use of the site is as Military Land. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	Planning permission granted for change of use of the site and buildings to a B2 use with ancillary B1 (a) B1 (b) and B8 use, but <del>does not address the proposals for this site.</del>
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

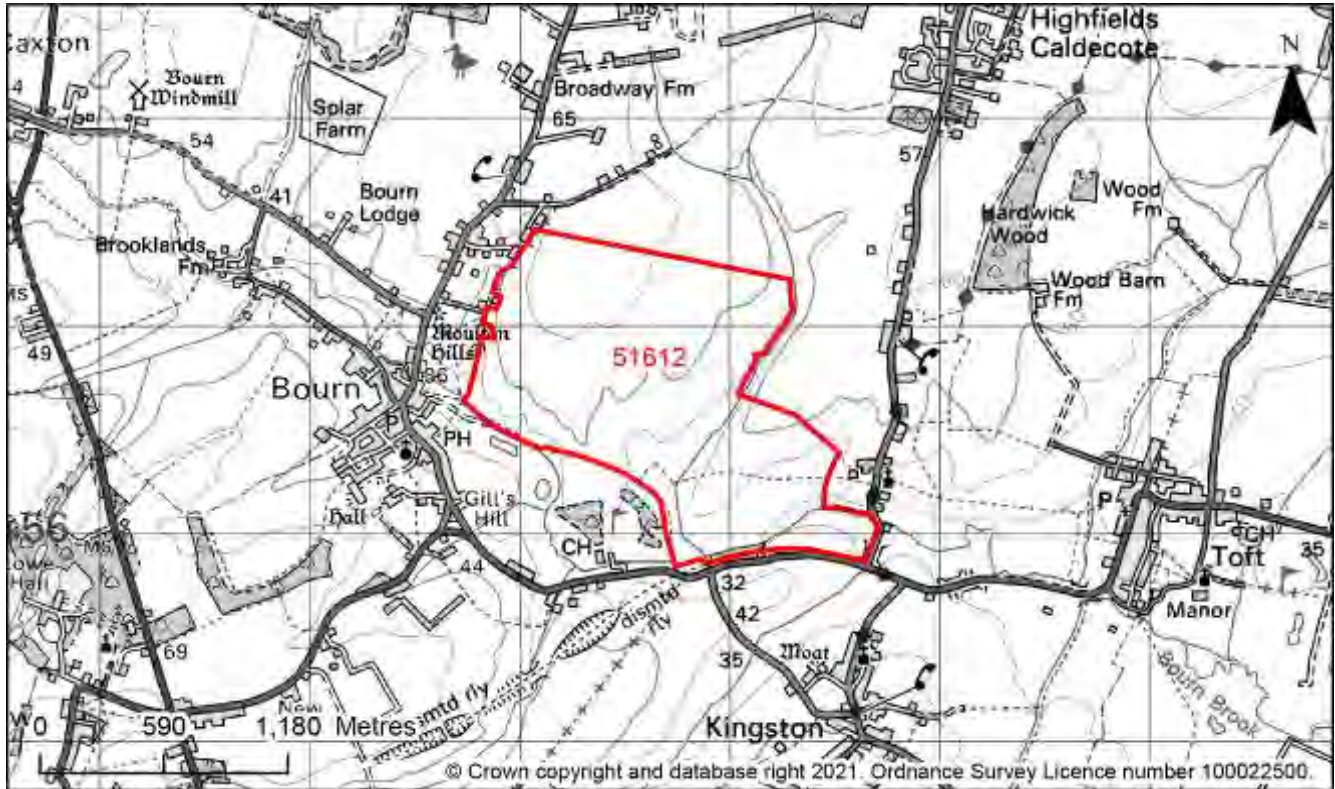
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	11300
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north east of Bourn, CB23 2TT

## Site Reference: 51612

Map 106: Site description - Land north east of Bourn



### Site Details

Criteria	Response
Site area (hectares)	180.17
Parish or Ward	Bourn CP; Caldecote CP; Kingston CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Recreation
Proposed development	Residential
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Partly in Flood Zone 3 (4%)</p> <p>Surface water flooding: 5% lies in a 1 in 30 year event</p> <p>7% lies in a 1 in 100 year event</p> <p>14% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Western Claylands</p> <p>The site is generally typical of the character of an intensive, open arable landscape, where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands</p> <p>Development in this location would significantly alter</p>

Issue	Assessment	Comments
		<p>the size, shape and significance of Bourn as a settlement. To some extent, the site is 'separated' from Bourn by a series of large paddocks and estate plots such that a strip of 'countryside buffer' could be achieved, however, the site would constitute a new village on it's own. Any development would need to be separated from Bourn such that it does not appear as a large agglomeration of development.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>All residential developments would require consideration of recreational impacts on nearby SSSIs. All development would require consultation with Natural England in relation to indirect impacts on nearby SSSIs (closest is 610m). Kingston Amenity Area Local Nature Reserve and Cambridge-Bedford Disused Railway County Wildlife site are within the southern boundary. Any impact on this site would be unacceptable. Amber assumes that a standoff area to this feature and alternative green space can be accommodated. Boundary hedgerows, trees and watercourses including Bourn Brook may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Bourn Brook in particular would require careful consideration as this bisects the site; there are water vole and kingfisher records for the Brook. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Building may support roosting bats and ponds within 250m may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental</p>



Issue	Assessment	Comments
		impact on designated heritage assets either on or close to the site. The impact could be reasonably mitigated but could impact on siting and heights of buildings.
Archaeology	Amber	Located in a landscape with extensive late prehistoric and Roman archeology. Some evidence for medieval activity also known in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 83% Grade 2; 17% Grade 3</p> <p>1% lies in an EA Source Protection Zone 3</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

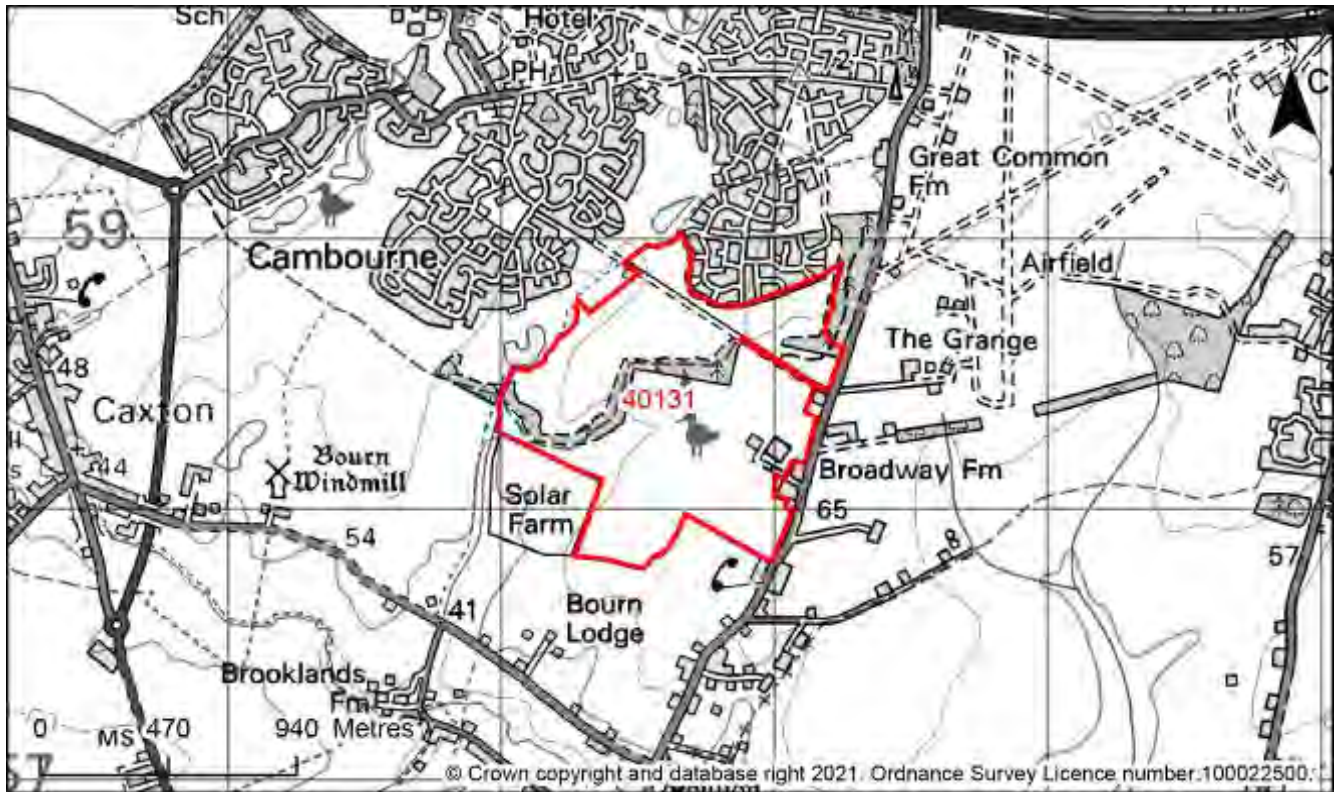
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	3500
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land west of Broadway, South of Beaufort Road, Cambourne, CB23 6FP

**Site Reference: 40131**

**Map 107: Site description - Land west of Broadway, South of Beaufort Road, Cambourne**



## Site Details

Criteria	Response
Site area (hectares)	92.04
Parish or Ward	Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>1% lies in a 1 in 100 year event</p> <p>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is atypical of the landscape character. Although the area is rural with agricultural fields there is a lack of block woodland planting</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands</p> <p>Wide and local views are limited due to gentle undulating landscape and boundary planting, but development would have an adverse harmful impact upon the rural landscape which would remain despite</p>

Issue	Assessment	Comments
		mitigation.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	Southern section of the site is close to the Bourn Conservation Area and so development will need to respect prevailing character of the area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive archaeology of prehistoric and Roman date is known in the area from work undertaken in connection with the Cambourne development and from cropmarks known in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Red</b>	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Transport Assessment and Travel Plan required.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 80% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

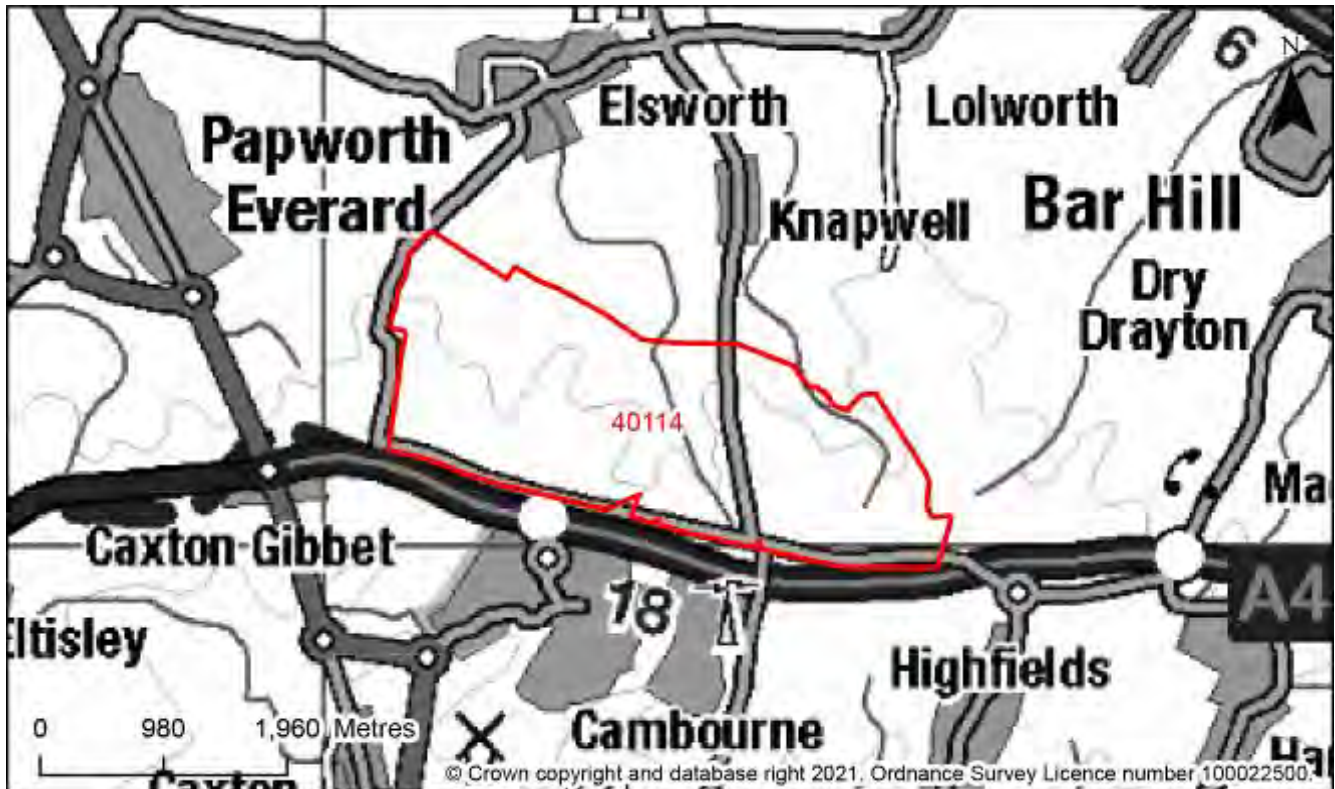
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1820
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



# Land north of Cambourne, Knapwell, CB23 4, CB23 8

Site Reference: 40114

Map 108: Site description - Land north of Cambourne, Knapwell



## Site Details

Criteria	Response
Site area (hectares)	646.67
Parish or Ward	Bourn CP; Elsworth CP; Boxworth CP; Knapwell CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing,

	Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	40000
<b>Proposed housing units</b>	10000

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character  The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale

Issue	Assessment	Comments
		<p>arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs.</p> <p>While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA, including a number of internationally important and designated sites that support a range of species – some rare and scarce – and offer opportunities for people to have contact with the natural environment. The River Great Ouse and its tributaries meander slowly and gently across the landscape.</p> <p>Local Character</p> <p>At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional medium to large sized ancient woodlands provide a distinctive feature and church towers and spires are key landmarks. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands</p> <p>This is a large site located to the north of the village of Cambourne. Wide, local views and amenity views are high due to gentle open nature of fields and low-lying boundary hedgerows. Large scale development upon this site would have a significant adverse effect on the landscape as a resource in its own right and effects on views and visual amenity. Development would be permanent and an encroachment into the rural countryside.</p>
Biodiversity and Geodiversity	<b>Red</b>	<p>Within a SSSI</p> <p>Within an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>The site contains Elsworth Wood SSSI which is cited as an ancient woodland (13th century). The site also contains Knapwell Wood which is also registered as</p>

Issue	Assessment	Comments
		<p>ancient woodland but holds no statutory designation. Knapwell Wood was flagged as important to male barbastelle bats during the Bourn Airfield Bat Surveys and may be linked to the Eversden and Wimpole SAC. All new housing developments will require assessment of increased visitor pressure on SSSI. All planning applications will require consultation with Natural England. The northern boundary of the site lies adjacent to the Brockley End Meadow CWS which is cited for its habitat mosaic. The site contains numerous areas of deciduous woodland which has been classed as priority woodland, along with ditches, watercourses, grasslands, hedges and wooded boundaries that are also likely to have ecological value.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>It is likely that much of the site could not be developed without causing substantial harm to the significance and setting of heritage assets. Significant scope for presence of NDHA's within and adjacent to the site as well as being within the setting of two designated heritage assets (New Inn Farmhouse and Barns). Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>
Archaeology	Red	Extensive cropmarks in the area indicative of a complex, multi period landscape
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), District Centre/superstore, local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Much like the Bourn Airfield site located south of the A428 and the West Cambridge site, this site would be dependent on a major strategic mass transit link. Without adequate provision, the development will not be able to achieve a high sustainable mode share into Cambridge and to local services. The existing Local Highway Network and A428 will not be able to accommodate this growth as it already operates at capacity. A development of this nature will likely require significant local junction improvements (to be informed through the TA process), in addition to significant contributions to mass transit solutions. The site will also be expected to provide high quality walking and cycling links into Cambridge to ensure that sustainable transport can be achieved. There are several walking and cycling schemes in the A428 corridor which will need to be considered.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Very large site and lots of residential units - potential for significant AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 94% Grade 2; 6% Grade 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	10000
Estimated employment space (m <sup>2</sup> )	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land off School Lane, Boxworth, CB23 4ND

Site Reference: 40399

Map 109: Site description - Land off School Lane, Boxworth



## Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Boxworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	42



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area  Local Character  Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.  The site is typical of the undisturbed character of the area.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is an irregularly shaped field surrounded on most sides by extensive woodland vegetation. The western boundary of the site is open with an intermittent line of trees, however the space beyond is densely vegetated creating a very enclosed area with little visibility in or out. Development of the site will likely have a negative impact on the retained rectangular field section excluded from the larger site area and mitigation will be needed to account for this impact.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential development will require assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows, mature trees and woodlands may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Remainder of site is likely to be of low ecological value. Ponds within 20m may support great crested newt.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Development on the scale proposed would have an adverse impact on the setting of the historic rural settlement including the church and listed farms. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village to the west of the medieval parish church.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	23
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Temporary site compound, Land at Boxworth Road, Swavesey, CB23 4AA

Site Reference: 40533

Map 110: Site description - Temporary site compound, Land at Boxworth Road, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	8.17
Parish or Ward	Boxworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space
<b>Proposed employment floorspace (m²)</b>	45000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>18% lies in a 1 in 100 year event</p> <p>75% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site currently comprises temporary site compound for construction of the upgraded A14. Previously is was</p>

Issue	Assessment	Comments
		an arable field with a linear woodland to the northwest Although the area is further urbanised by the upgrading of the A14, it remains essentially rural arable farmland with wide open views in all directions. Development of the site would further and dramatically urbanise the area and have significant impact on the visual and landscape character. Landscape mitigation would produce very limited benefit. The site should be returned to arable farmland.
Biodiversity and Geodiversity	Amber	Any applications resulting in discharge to ground or surface water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Site likely to be of low ecological value (compound/arable). May have supported farmland bird populations but now likely to be disturbed. Drains may have ecological value and support protected or notable species.  Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology anticipated
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Need walking and cycling links into the existing infrastructure over the A14 to Swavesey and also the service area to the south. Potentially requires Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed and no prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West



		Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m <sup>2</sup> )	45000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Brickyard Farm, Boxworth Farm, Boxworth, CB23 4WU

Site Reference: 47353

Map 111: Site description - Brickyard Farm, Boxworth Farm, Boxworth



## Site Details

Criteria	Response
Site area (hectares)	86.76
Parish or Ward	Boxworth CP; Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	251000
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>20% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Western Claylands</p> <p>The site is generally typical of the character of an intensive, open arable landscape, but atypical of fields bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>This is a very large and exposed site with minimal boundary treatment and is subsequently likely going to have an adverse impact on the rural landscape and NCA. Partial development is advisable in order to not detract from the existing village character of Boxworth. Appropriate screening along the northern boundary in particular from the new road and the A14 would be required. Rural facing boundaries in the south and west</p>

Issue	Assessment	Comments
		would need to established/strengthened to limit views of the development. The size of the site adversely impacts existing Landscape Character Area.
Biodiversity and Geodiversity	Amber	<p>Any applications resulting in discharge to ground or surface water of more than 20m<sup>3</sup>/day, landfill or development likely to cause air pollution would require consultation with Natural England. Site likely to be of low ecological value (compound/arable), although may support farmland bird populations. Drains may have ecological value and support protected or notable species. Adjacent woodland may qualify as Habitat of Principal Importance.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of cropmarks of late prehistoric and Roman settlement and associated activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site located a long way from any existing sustainable transport infrastructure such as the busway. It is suspected that this site will be car dominated and will not allow sustainable travel. In order to unlock these sites, desirable sustainable links must be provided. The applicant should refer to the cycle network proposed as part of the A14 mitigation package.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Landfill to southern aspect. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 17% Grade 2; 83% Grade 3
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

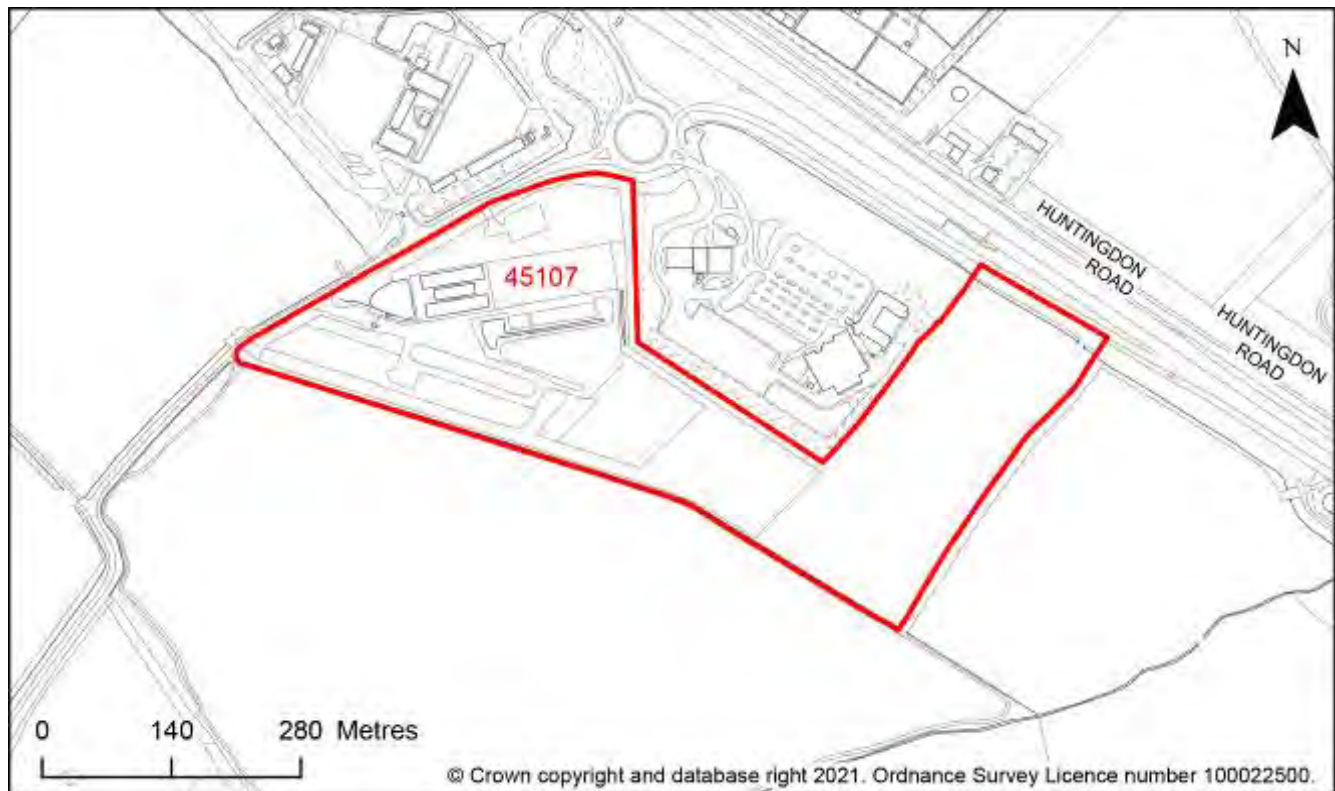
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	251000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the south of the A14 Services, Boxworth, CB23 4AA

**Site Reference: 45107**

**Map 112: Site description - Land to the south of the A14 Services, Boxworth**



## Site Details

Criteria	Response
Site area (hectares)	17.30
Parish or Ward	Boxworth CP; Lolworth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Retail
<b>Proposed employment floorspace (m²)</b>	87000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (8%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event</p> <p>11% lies in a 1 in 100 year event</p> <p>29% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Western Claylands</p> <p>The site is generally typical of the character of an intensive, arable landscape, but atypical of an open landscape with fields bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded</p>

Issue	Assessment	Comments
		<p>Claylands</p> <p>Whilst there is likely to be harm associated with the NCA, the significance of it and the sensitivity of receptors is low and not uncharacteristic of the highway intrusion in the area. The development should be compact in form and the layout landscape led to allow significant landscape buffering and new habitats to be created and biodiversity enhancements.</p>
Biodiversity and Geodiversity	Amber	<p>Combustion, landfill or discharge to surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Otherwise, site likely to be of low ecological value, although adjacent woodland may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Great crested newt recorded within 1km, although may be dispersal barriers.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Site previously investigated as part of the A14 programme of works
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	Green	<p>Non-residential use proposed and no prior history of development.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

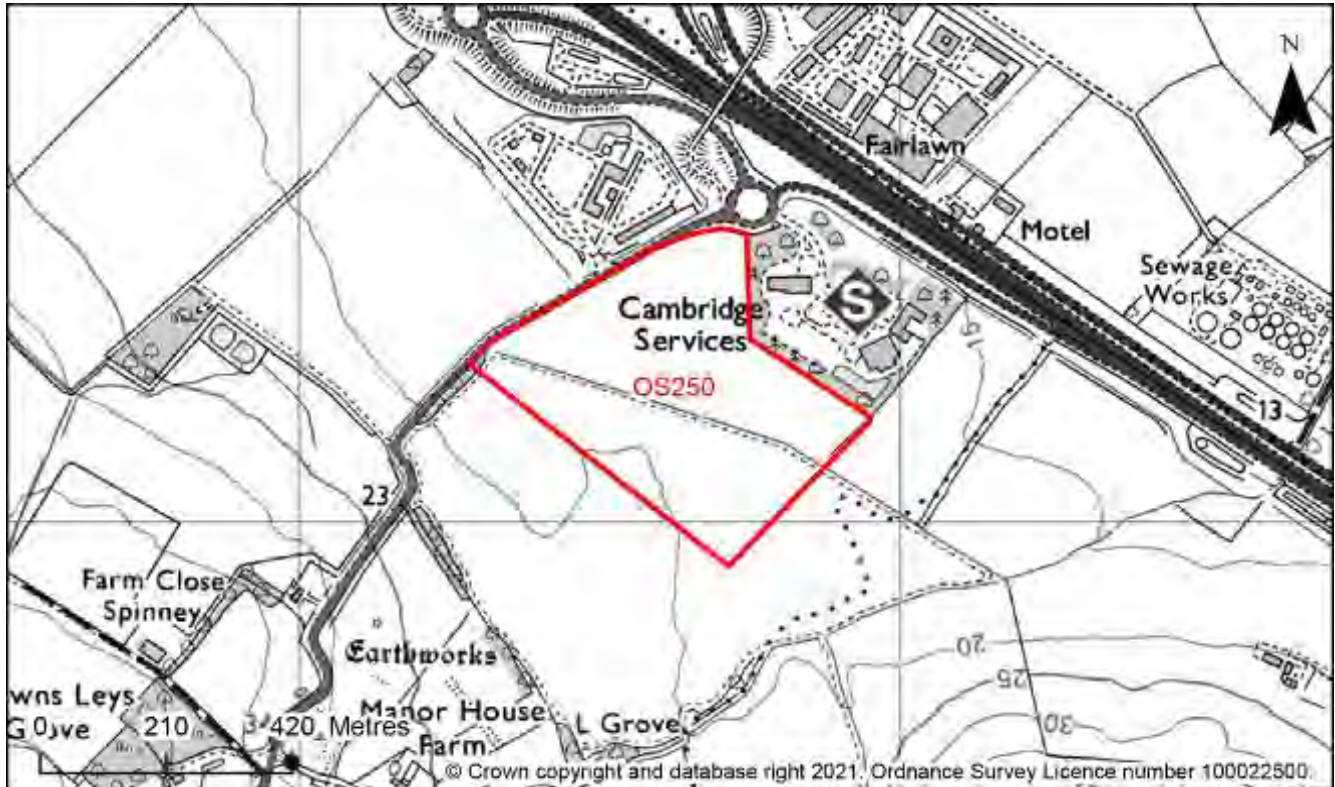
Capacity and Delivery	Response
Estimated dwellings per hectare	0

Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	87000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the south of the A14 Services, CB23 4WU

## Site Reference: OS250

Map 113: Site description - Land to the south of the A14 Services



### Site Details

Criteria	Response
Site area (hectares)	18.62
Parish or Ward	Boxworth CP; Lolworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-residential
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	-



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (8%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event</p> <p>11% lies in a 1 in 100 year event</p> <p>29% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>"NCA 87 East Anglian Chalk District Area The Chalklands</p> <p>The site is atypical of the settlement character. it is part of a large agricultural field rather than a small field adjacent to the settlement framework."</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be increasingly important. Appropriate screening along part of the northern boundary at the A14 is advised. Rural facing boundaries in the south and west are to be established/strengthened to limit views of the development. This site is an appropriate location for</p>



Issue	Assessment	Comments
		non-residential development as it is adjacent to an existing commercial site and benefits a robust screen to the north.
Biodiversity and Geodiversity	Amber	<p>Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Site previously investigated as part of the A14 programme of works
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history (part used for temporary A14 works depot)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	70000

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land east side of Highfields Road, Highfields Caldecote, CB23 7NX

**Site Reference: 40017**

**Map 114: Site description - Land east side of Highfields Road, Highfields Caldecote**



## Site Details

Criteria	Response
Site area (hectares)	5.39
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	180

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  It is an isolated site detached from the settlement framework. To mitigate the effects of the development would require buffer planting around its perimeter. This would appear uncharacteristic and inappropriate. Development would therefore be a significant adverse harm to the landscape character and an encroachment into the countryside.
Biodiversity and Geodiversity	Amber	All residential development will require consideration of impacts on nearby SSSIs. Boundary and adjacent

Issue	Assessment	Comments
		<p>habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No known heritage assets on or adjacent to site. Development of the site will not have a detrimental impact on designated or non-designated heritage assets.
Archaeology	Amber	Middle Iron Age settlement is recorded to the west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>Currently no direct link to the adopted public highway, however, it is likely access could be secured through adjacent development, subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Roundabout to north will serve Bourn Airfield, possible capacity issues; need to tie into sustainable routes (GCP scheme). Possible need for enhanced Passenger Transport provision.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:



Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	102
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west side of Strympole Way, Highfields, Caldecote, CB23 7ZJ

**Site Reference: 40039**

**Map 115: Site description - Land west side of Strympole Way, Highfields, Caldecote**



## Site Details

Criteria	Response
Site area (hectares)	7.65
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	204

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within or Partially within an Aerodrome
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area  District Area The western Claylands  The site is atypical of the settlement character type. It is part of an existing large open agricultural field adjacent to the village edge.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Views are limited due to boundary vegetation and close proximity to woodland blocks.
Biodiversity and Geodiversity	<b>Amber</b>	Within 200m of a SSSI

Issue	Assessment	Comments
		<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. The southeast boundary of the site lies adjacent to the Caldecote Meadows SSSI, cited for its calcareous herb-rich meadows which are now scarce in the county, it is likely that major mitigation will be necessary. There are areas of priority woodland in the northern section of the site which are registered on the 2014 National Forest Inventory. There are no other apparent priority habitats within the site; however, there are ditches, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Housing density may need to be reduced to make this site acceptable in ecology terms.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Enclosures and linear features of unknown date are recorded in the area
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Roundabout to north will serve Bourn Airfield, possible capacity issues; needs to tie into sustainable routes (GCP scheme). Possible need for enhanced Passenger Transport provision.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	19
Estimated dwelling units	145
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Highfields (phase 2), Caldecote, CB23 7FF

Site Reference: 51599a

Map 116: Site description - Land at Highfields (phase 2), Caldecote



## Site Details

Criteria	Response
Site area (hectares)	6.04
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	Unknown



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development adjoins existing permitted development, limited impacts on the wider landscape. Existing boundary vegetation to be protected, retained and infilled where required.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of impact on nearby SSSIs. Boundary and adjacent habitats including trees, hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds. Pond within site may support great crested newt (if suitable).

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work has been completed in this area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	<b>Amber</b>	<p>The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site.</p> <p>Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Amber</b>	Site does not lie within an AQMA But is in proximity to Bourn Airfield major development
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	<b>Amber</b>	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	64
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

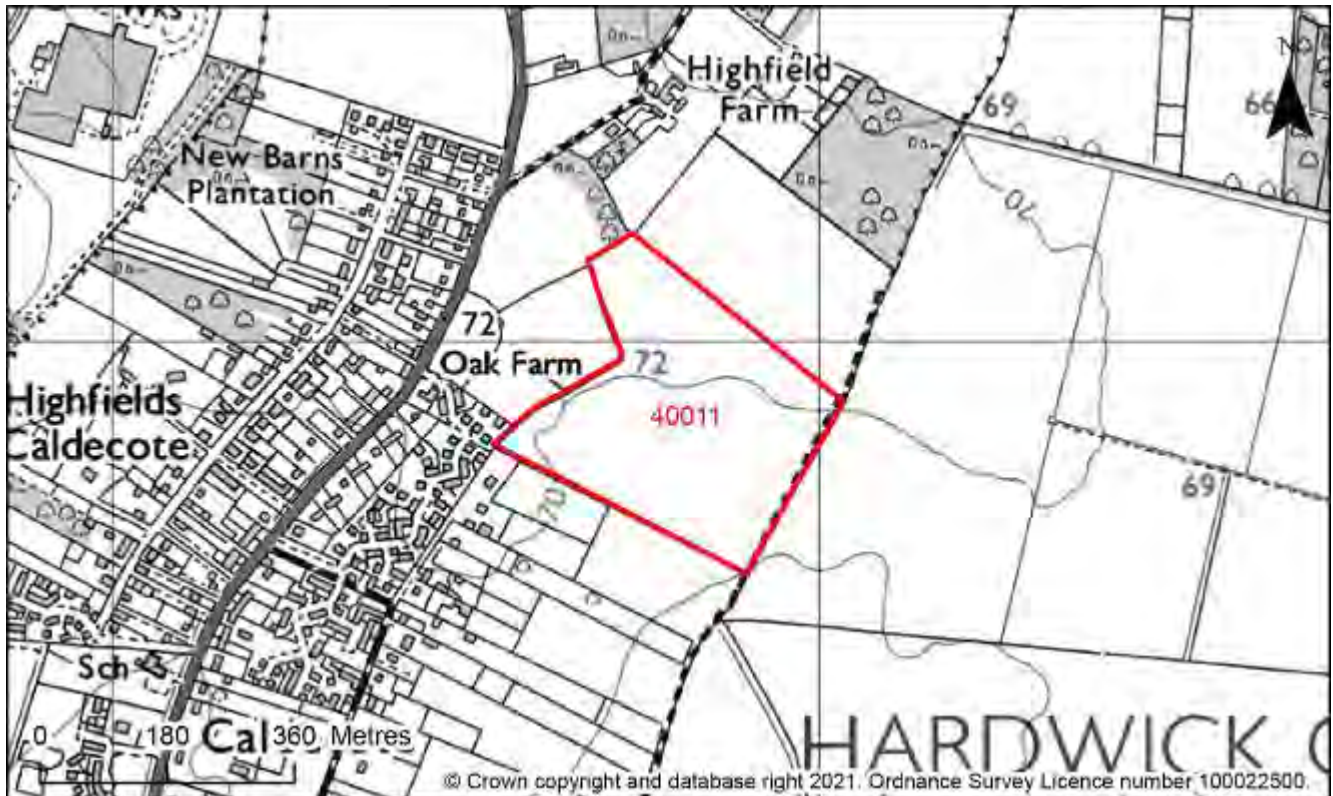
Development completion timescales (years)
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0-5 Years
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# Land east side of Highfields Road, Highfields, Caldecote, CB23 7ZA

Site Reference: 40011

Map 117: Site description - Land east side of Highfields Road, Highfields, Caldecote



## Site Details

Criteria	Response
Site area (hectares)	11.51
Parish or Ward	Caldecote CP; Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	140

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development on this site would introduce more development than currently is found in the transitional zone between the settlement and the countryside.
Biodiversity and Geodiversity	<b>Amber</b>	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Middle Iron Age settlement is recorded to the west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.



Issue	Assessment	Comments
		No possibility of creating a safe access.
Transport and Roads	Amber	Possible capacity issues on A428 junction, needs to tie into sustainable routes (GCP scheme), possible need for enhanced Passenger Transport provision.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	140
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Highfields (phase 3), Caldecote, CB23 7ZB

Site Reference: 51599

Map 118: Site description - Land at Highfields (phase 3), Caldecote



## Site Details

Criteria	Response
Site area (hectares)	18.22
Parish or Ward	Caldecote CP; Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  This is a l outside and abutting the settlement framework. Wide views are limited but local and amenity views are high due to close proximity of residential plots and open / gappy hedgerows. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and not sympathetic to the existing settlement framework pattern. Limited development to the western side of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of impact on nearby SSSIs. Boundary and adjacent habitats including trees, hedgerows and adjacent woodland may qualify as Habitats of Principal

Issue	Assessment	Comments
		<p>Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds. Pond within site may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work has been completed in this area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>Phases 1 &amp; 2 need to be built out in order for Phase 3 to progress - Subject to Detailed Design</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site.</p> <p>Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>Public Right of Way is on or crosses the site</p>

Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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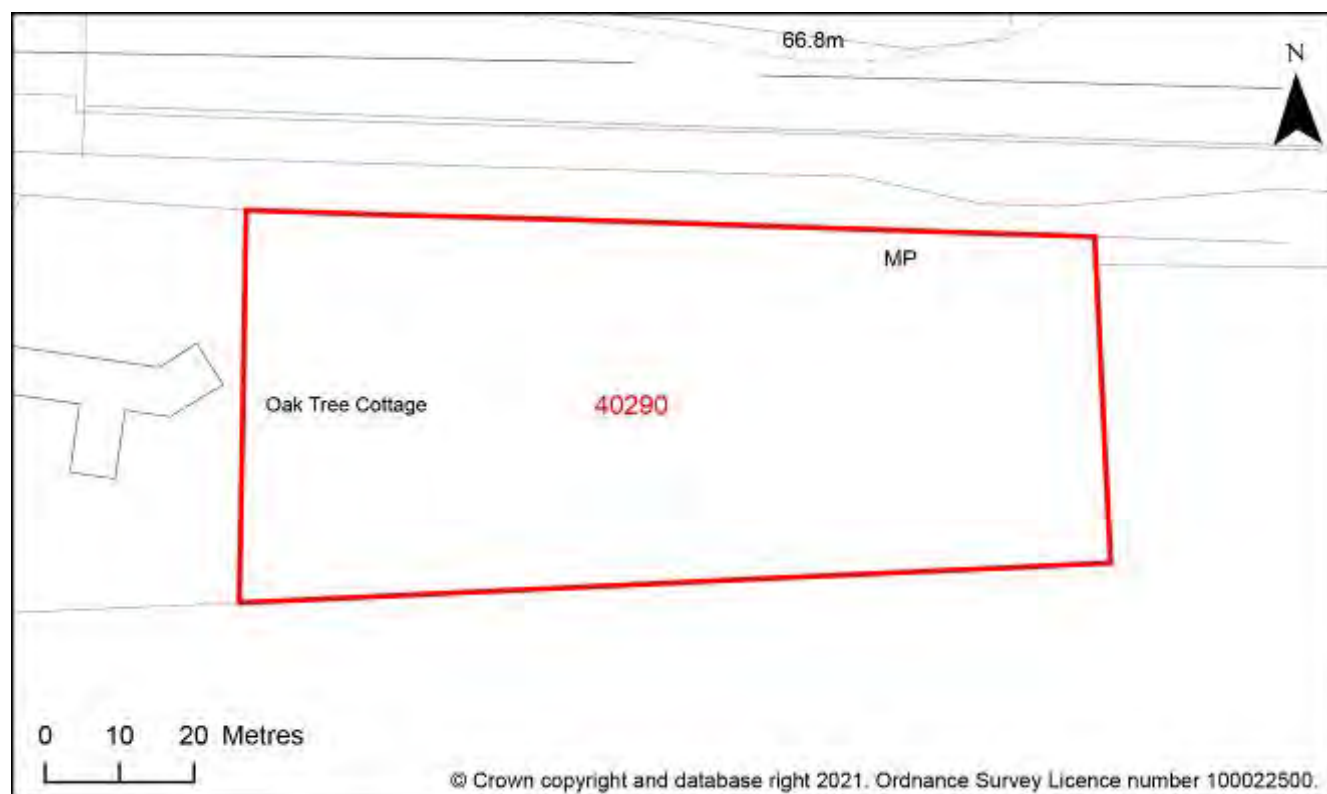
Estimated dwellings per hectare	8
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# Land at Oak Tree Cottage, Cambridge Road, Caxton, CB23 3PH

**Site Reference: 40290**

**Map 119: Site description - Land at Oak Tree Cottage, Cambridge Road, Caxton**



## Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	5
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area  District Area The Western Claylands  The site is typical of the landscape character type.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is a grass field on the edge of a linear row of residential properties. Existing adjacent sites are generally large plots for individual units and the development of 5no. residential properties is likely to have an adverse effect upon this intrinsic rural character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site;

Issue	Assessment	Comments
		<p>however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development has the potential to affect the setting of the Listed Church of St Peter &amp; St Paul but this could be reasonably mitigated.</p>
Archaeology	Green	Development unlikely to have significant archaeological impact
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p>

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Ex military land. Potential for contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the east of Caxton Gibbet Services, Caxton, CB23 3AS

**Site Reference: 47945**

**Map 120: Site description - Land to the east of Caxton Gibbet Services, Caxton**



## Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	2500
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands  Local Character: The Western Claylands  The site is generally atypical of the character of a predominantly open and intensive arable landscape. Fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  A brownfield site and nearby to commercial uses. The woodland strip on site presents an opportunity afforded

Issue	Assessment	Comments
		to existing screening, this must be retained, development must be limited to where existing development is located. The implementation of green infrastructure will be key along roadside and rural facing boundaries. An appropriate landscape strategy is to be implemented. Buildings should be sited appropriately to reduce their mass and minimise their impact on the wider landscape.
Biodiversity and Geodiversity	Amber	<p>Developments resulting in air pollution would require consultation with Natural England. Woodland to east and waterbodies may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or notable species. Buildings may support roosting bats and waterbodies may support great crested newt (if suitable). Records of GCN within 30m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previous evaluation has not identified significant archaeology
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Previous use of the site is as Military Land. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Scotts, High Street, Castle Camps, CB21 4SX

Site Reference: 40081

Map 121: Site description - Scotts, High Street, Castle Camps



## Site Details

Criteria	Response
Site area (hectares)	0.25
Parish or Ward	Castle Camps CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	<p>National Character Area 86 - South Suffolk and North Essex Clayland</p> <p>Generally described as gently undulating agricultural land interspersed with biodiverse areas of woodland and species rich hedges.</p> <p>At local level the site is situated within the South East Claylands as assessed by SCDC within the District Design Guide SPD March 2010. Generally described as an undulating boulder clay landform, dissected by small stream valleys.</p> <p>Predominantly arable farmland with a wooded appearance.</p> <p>Trees and woodlands appear to join together to create a wooded skyline, with some bare ridgelines. Castle Camps is typical of the strongly linear forms found in this character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands</p>

Issue	Assessment	Comments
		The site is plot with existing buildings on it. The site falls inside the villages Development Framework and Conservation Area. The site is suitable for development at an appropriate density and typology with landscape mitigation including a village boundary buffer.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site is adjacent to Listed Buildings so suitability depends on siting, number and scale. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in historic village core with remains of the shrunken medieval village to the north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Lies outside the Highways England Zones  -
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.



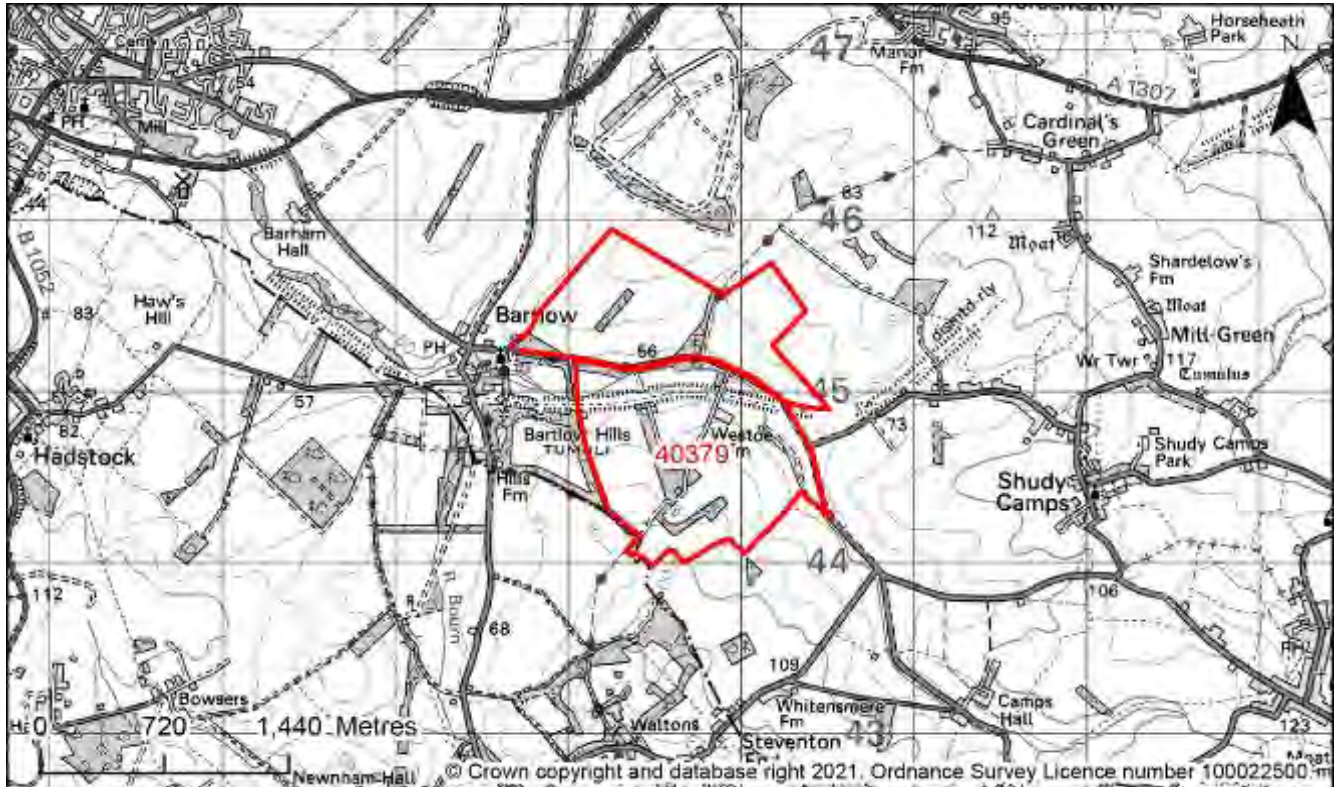
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Camps Road, Bartlow, CB21 4PR and CB21 4PP

Site Reference: 40379

Map 122: Site description - Land off Camps Road, Bartlow



## Site Details

Criteria	Response
Site area (hectares)	209.57
Parish or Ward	Castle Camps CP; Shudy Camps CP; Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Education, Public open space, Community

	facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	3432

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (4%) Surface water flooding: 4% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 86 South Suffolk and North Essex Clayland District Area Chalklands The site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands A large site, comprising agricultural fields and woodland belts, set within gently undulating landscape with small-scale river valleys, one of which is the River

Issue	Assessment	Comments
		<p>Granta which runs east to west centrally through the site. Although views and visual amenity views would be limited, the impact upon the landscape character would be an encroachment into the countryside and significantly adverse. The effects would permanent. Due to the nature and location of the site any proposed landscape measures would be hard pressed to mitigate any proposals without themselves impacting the landscape character.</p>
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m<sup>2</sup> will require Natural England consultation. The Shelford – Haverhill Disused Railway (Bartlow) CWS runs through the centre of the site. It is designated for its frequent numbers of 6 or more calcareous grassland indicator species. There are multiple areas of woodland that appear on the 2014 National Forest Inventory that have the potential to be considered priority habitat. The River Granta runs through the centre of the site and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, given the underlying geology it is likely that other grasslands onsite may be calcareous in nature. In addition there are wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Impact to wider setting and approach to Grade I listed church and to setting and approach to Conservation Area including views into and out of the heritage asset. The scale of the proposed development will be</p>

Issue	Assessment	Comments
		substantial and dramatically alter the character and setting of the heritage assets. This impact cannot be reasonably mitigated.
Archaeology	Amber	A number of Bronze Age barrows are recorded in the area and further remains of prehistoric activity are likely
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	Red	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	3432
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Home Farm, Caxton, CB23 3PQ

Site Reference: 40077

Map 123: Site description - Home Farm, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>1% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character</p> <p>The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs.</p> <p>Local Character</p> <p>At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside.</p>

Issue	Assessment	Comments
		<p>Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site is located on the eastern edge of the village of Caxton. It is a combination of silos, farm buildings and an agricultural field. Long distant, local and amenity views are limited due to existing well wooded village edge typical of the local character. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>The site is adjacent to but just outside the Conservation Area but the farmyard is both physically and historically part of the fabric of the village. Development would have a significant impact on the setting of the listed Home farmhouse and the setting of the Conservation Area and the proposed entrance could impact on the</p>

Issue	Assessment	Comments
		setting of the Grade II* Crown House opposite. This harm cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village and adjacent to the route of the Roman road Ermine Street.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle

Issue	Assessment	Comments
		subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 2% Grade 2; 98% Grade 3  93% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Caxton Depot, Ermine Street, Caxton, CB23 3PG

Site Reference: 40175

Map 124: Site description - Caxton Depot, Ermine Street, Caxton



## Site Details

Criteria	Response
Site area (hectares)	0.76
Parish or Ward	Caxton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	19

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area  District Area The Western Claylands, site is typical of the settlement character type  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Wide views are negligible due surrounding vegetation and local views are limited. The site lies outside the framework and is a gateway to the village. Development upon this site would both beneficial and negative impact to the landscape character. Existing vegetation to be protected and maintained.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is potential priority habitat to the east of the site, listed as traditional orchard; however, aerial photography indicates this is now likely to be broadleaved woodland. There are no apparent priority habitats within the site; however, there are buildings, hedges and wooded boundaries on site that are likely to have ecological

Issue	Assessment	Comments
		<p>value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Potential to affect or detract from the setting of the adjacent Listed Building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	Current land use as a depot is likely to have removed significant archaeology
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>



Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

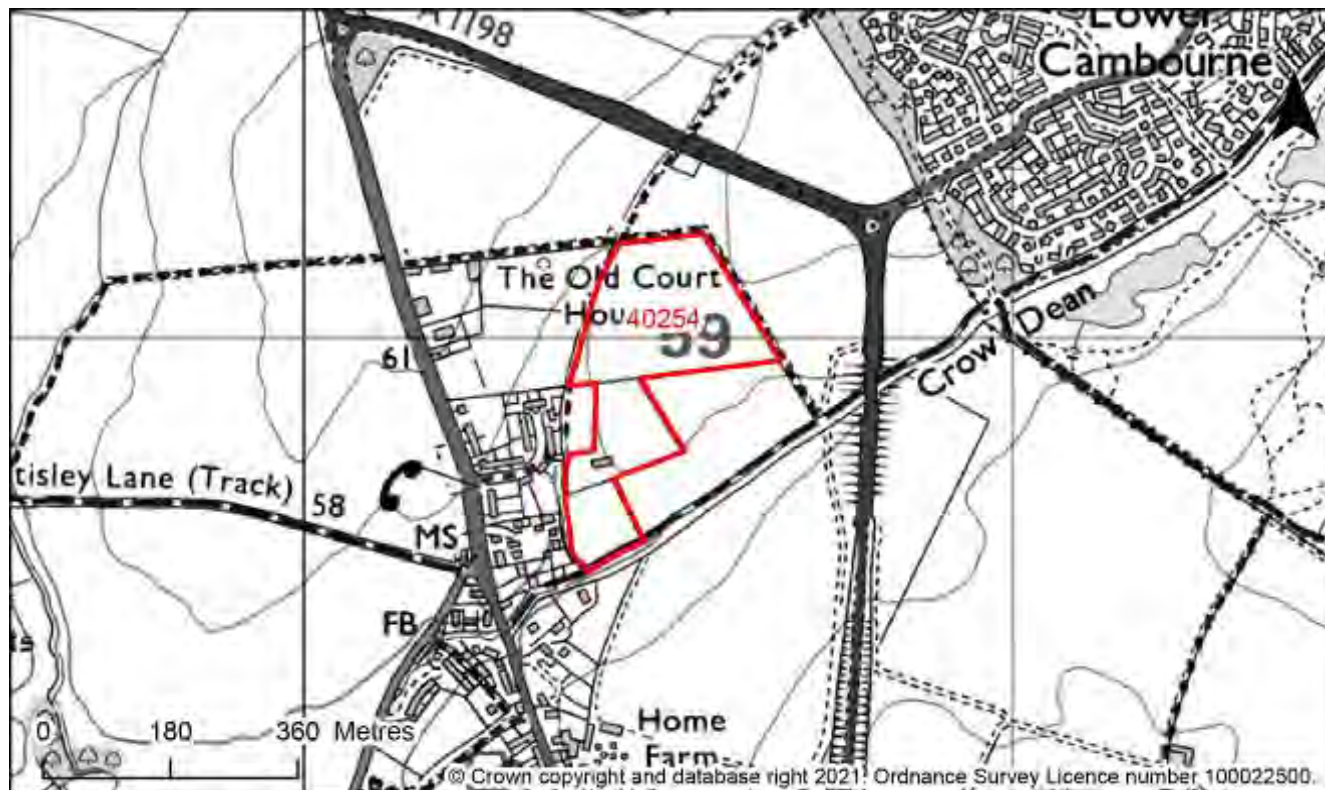
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	11
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Brockholt Road, Caxton, CB23 3PR

Site Reference: 40254

Map 125: Site description - Land off Brockholt Road, Caxton



## Site Details

Criteria	Response
Site area (hectares)	6.61
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>8% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the settlement character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>Wide views are limited but local views particularly from PROW's are high. Development throughout the site would have a significant adverse impact upon the rural landscape character and an encroachment into the countryside. Limited development to existing 2no medium sized fields which are adjacent to the village edge may be acceptable with landscape mitigation.</p>
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Adjacent and boundary

Issue	Assessment	Comments
		<p>habitats including hedgerows, mature trees, woodland and drains/streams may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and support protected or notable species. Arable habitats likely of low ecological value. Building may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Possible impact on the setting of nearby Old Court House. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Extensive remains of late prehistoric and Roman settlement and land use are known in the vicinity
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Capacity issues on adjacent links and junction. Need for new Passenger Transport links to Cambourne and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Amber</b>	<p>Within Highways England Zone 9 - A428</p>

		Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9

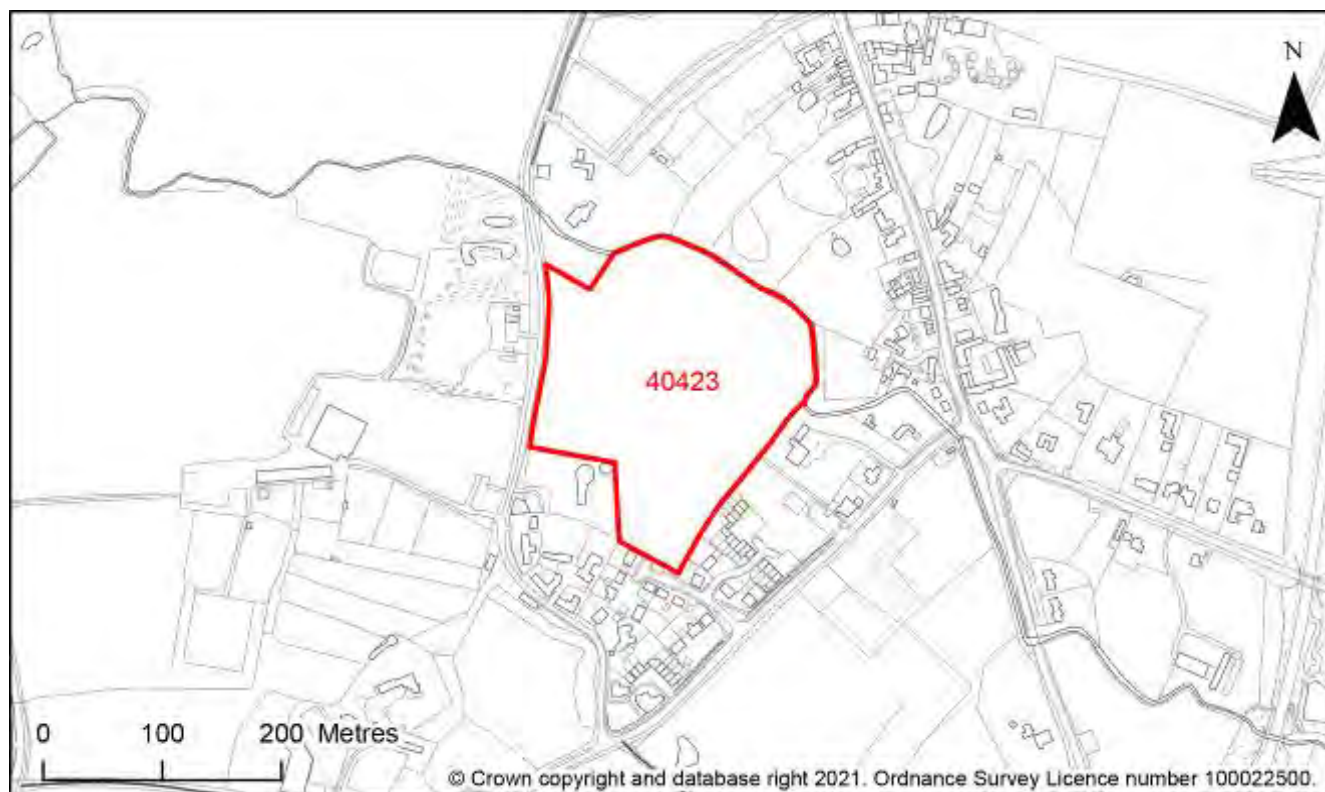
Estimated dwelling units	62
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off St Peters Lane and Tates Field, Caxton, CB23 3PX

## Site Reference: 40423

Map 126: Site description - Land off St Peters Lane and Tates Field, Caxton



### Site Details

Criteria	Response
Site area (hectares)	4.22
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	75

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (24%)</p> <p>Partly in Flood Zone 3 (23%)</p> <p>Surface water flooding: 23% lies in a 1 in 30 year event</p> <p>27% lies in a 1 in 100 year event</p> <p>37% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area</p> <p>District Area The Western Claylands</p> <p>The site is typical of the landscape character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The proposed site would have a significant impact on the linear and small nature of the Caxton settlement. Caxton remains a very linear small village extending along four main cross routes and only just beginning to extend along a fifth, which if continued would change the form and shape of the village into more of a triangular one. This development would begin to set a precedent for that change which is not supported.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Watercourse along northern boundary likely to be of high ecological importance and support protected/notable species. Will need to be buffered within scheme design. Arable habitats likely to be of low ecological value, although may support farmland birds. Ponds within 50m may support great crested newt as there are records nearby. Grass snake records nearby.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>This is a highly sensitive location with likely impact on setting of Grade II* and Grade II listed buildings, manorial earthworks adjacent to site also and adjacent to Conservation Area boundary Development is likely impact on the character and setting of multiple heritage assets.</p>
Archaeology	Amber	Located in the medieval core of the village with eaerthwork remains of the shrunken village recorded to the immediate west.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The applicant will have to consider development impacts with and without the Highways England Black Cat to Caxton Gibbet highways scheme. The A428 corridor is congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support.</p> <p>A high sustainable mode share would be essential to allow this site to be developed. The applicant will need to consider mass transit solutions (i.e. how it could tie in with planned sustainable corridor investment).</p> <p>The current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth.</p> <p>The applicant should be aware of some local major accident clusters located at the A428/St Neots Road/ B1040 junction and at the A428 Caxton Gibbet junction.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 2% Grade 2; 98% Grade 3  100% lies in an EA Source Protection Zone 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	46
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

**Site Reference: 40424**

0 30 60 Metres

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Criteria	Response
Site area (hectares)	0.71
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This site lies in a rural location abutting and outside the settlement framework. It is relatively open with no significant boundaries. Wide views are negligible due to form of buildings and vegetation but local views and amenity views are high. Development upon this site would have a limited impact to the settlement character subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland birds. Ponds within 50m may support great crested newt as there are records



Issue	Assessment	Comments
		<p>nearby. Grass snake records nearby.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on to wider setting of the Conservation Area and Grade II listed building but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Archaeology of Roman and medieval date has been recorded in excavations undertaken to the south of the site
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	11
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Grange Farm, Bourn Road, Caxton, CB23 3PP

Site Reference: 40449

Map 128: Site description - Grange Farm, Bourn Road, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	9

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This site comprises a collection of rural out buildings adjoining large plot residential properties on the outskirts of Caxton. Views are limited due to boundary vegetation. Condition medium. Landscape impact is negligible due to boundary vegetation. Development should take a farmstead approach and existing boundary planting to be protected and retained.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Otherwise, consultation with Natural England is not likely to be required. Boundary and adjacent habitats including hedgerow, trees and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within 50m may support great crested newt (if suitable).

Issue	Assessment	Comments
		<p>Buildings may support bat roosts (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	An assessment of the significance of the existing buildings to date will be required. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located in a landscape with extensive cropmarks of late prehistoric and Roman settlement and associated activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	9
Estimated employment space (m <sup>2</sup> )	-

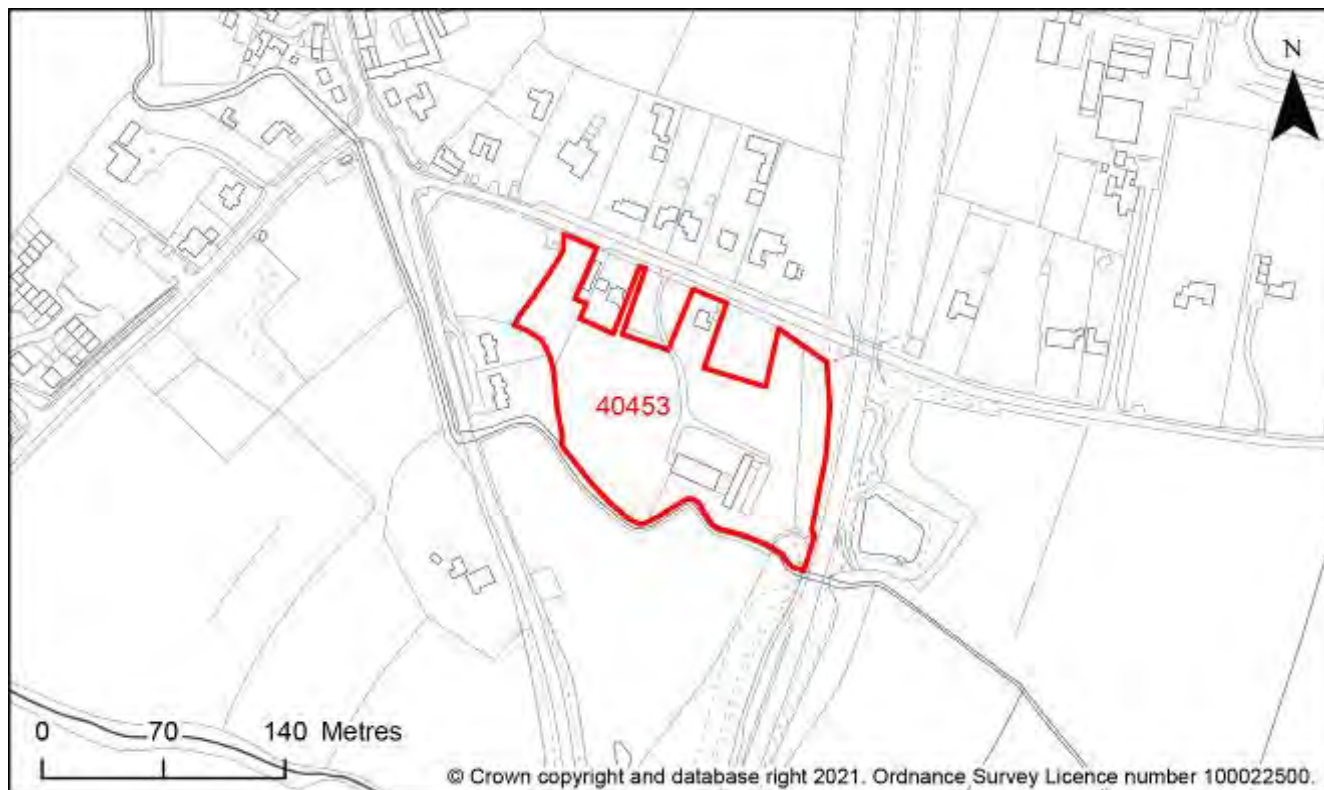


Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at 20 Bourn Road, Caxton, CB23 3PP

Site Reference: 40453

Map 129: Site description - Land at 20 Bourn Road, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.75
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	35

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (7%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>21% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the settlement character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site is in a rural location with both wider and local filtered views. Residential development would urbanise this site and have an adverse impact upon the rural linear settlement characteristics. Backland development would be visible from both the wider and local landscape. Significant reduction of properties would be required to reduce any harm with landscape mitigation measures.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Orchard, trees, hedgerows, grassland and boundary watercourse may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole records for adjacent Bourn Brook so buffer should be designed into any scheme. Buildings and trees may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Site will alter the south-east entrance to Caxton Conservation Area, however views into and from the conservation area should be identified and effects mitigated through building set back, boundary treatment, etc. Views towards listed building should not be affected, dictating building location and site access.</p>
Archaeology	Amber	The site is located close to the route of the Roman road Ermine Street and in a landscape with extensive remains of late prehistoric and Roman settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p>

		Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	24
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at St Peters Street, Caxton, CB23 3PL

Site Reference: 40462

Map 130: Site description - Land at St Peters Street, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	30



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Due to its rural location on the edge of the village and a key gateway, development would have an adverse impact upon the village settlement and its setting. Views are medium with filtered views around the site. A limited farmstead type development may be possible with setbacks and landscape mitigation.
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of recreational impacts on nearby SSSIs. Grassland, wooded boundary and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within 50m may support great crested newt (if suitable). Applications may find provision of a

Issue	Assessment	Comments
		<p>net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have an impact on the setting of the grade II* listed Church of St Andrew and grade II Church Farmhouse adjacent, despite the trees along the boundary which are patchy in their thickness. Careful consideration of how any development would mitigate this impact would have to be seen prior to the implementation of any scheme. It would need robust justification.</p>
Archaeology	Amber	Located in the historic core of the village adjacent to the medieval parish church. Remains of medieval date have been excavated to the east
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use, with a substation on site and a cemetery adjacent. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3  100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	18
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off St Peters Street, Caxton, CB23 3PS

Site Reference: 40543

Map 131: Site description - Land off St Peters Street, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.06
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	30

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character type.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This is small pasture field on the edge of the village settlement. Wide views are negligible, local and amenity views are high. Settlement impact would be low but landscape mitigation measures including tree retention would be recommended.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a ditch adjacent to the western boundary that will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are extensive grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of this site could result in harm to the setting of the surrounding heritage assets and mitigation would need to be undertaken to remove this potential harm.</p>
Archaeology	Amber	<p>Located in the historic core of the village to the north east of the moated manor site</p>
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>25% lies in an EA Source Protection Zone 3</p>

		Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Ermine Street, Caxton, CB23 3PQ

## Site Reference: 50132

Map 132: Site description - Ermine Street, Caxton



### Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This is a small site located to the west of the village of Caxton within the settlement framework. Local amenity views are low however, amenity views would be high due to proximity of units. Development upon this site would have a neutral impact to the settlement character. With sympathetic landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Pond within 100m may support great crested

Issue	Assessment	Comments
		<p>newt (if suitable). Arable habitats likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Site is entirely within the Conservation Area, on land that forms an important historic green buffer to the village. There is likely to be an adverse impact on the setting of several highly graded listed buildings which appear to have extensive settings. Conservation Area character would not be preserved and the impacts could not be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village and adjacent to the route of the Roman road Ermine Street.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = **Amber**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - Access to the site would be via a third party.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	11-15 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land adjacent A1198, Caxton, CB23 3PQ

Site Reference: 51606

Map 133: Site description - Land adjacent A1198, Caxton



## Site Details

Criteria	Response
Site area (hectares)	4.96
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	100

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  An irregular shaped open agricultural field located to the south east of the village of Caxton. It is a rural location outside and abutting the village settlement framework. Development upon this site would appear detached from the settlement of Caxton and incongruous with the local settlement character. It would have a significant adverse impact and an encroachment into the countryside. Even with a significant reduction in residential units and with landscape mitigation measures the development would still have a negative adverse impact and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impact on SSSIs. Boundary hedgerows may qualify as Habitats of Principal Importance/be of

Issue	Assessment	Comments
		<p>high ecological importance and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of this site would have an impact on the setting of the heritage assets close by; however, this impact could be reasonably mitigated by appropriate layout and design.</p>
Archaeology	Amber	Located on a landscape of extensive Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 8% Grade 2; 92% Grade 3  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	54
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Land south of Bourn Road, Caxton, CB23 3PP

Site Reference: 52991

Map 134: Site description - Land south of Bourn Road, Caxton



## Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (10%)</p> <p>Partly in Flood Zone 3 (3%)</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>4% lies in a 1 in 100 year event</p> <p>18% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site is located outside the settlement framework. Wide and local views are high due to lack of intervening vegetation, large open fields and rolling topography. Development upon this site would have a significant adverse harm to the local landscape character. It would be detached the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.</p>



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Boundary hedgerows and Bourn Brook may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Arable habitat likely to be of low ecological value. Records for water vole and otter on Bourn Brook and area to west may support protected species including great crested newts if present in the area. All schemes need to deliver at least 10% measurable biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable Iron Age enclosures are recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required. Phase I likely.</p>

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to</p>

		local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

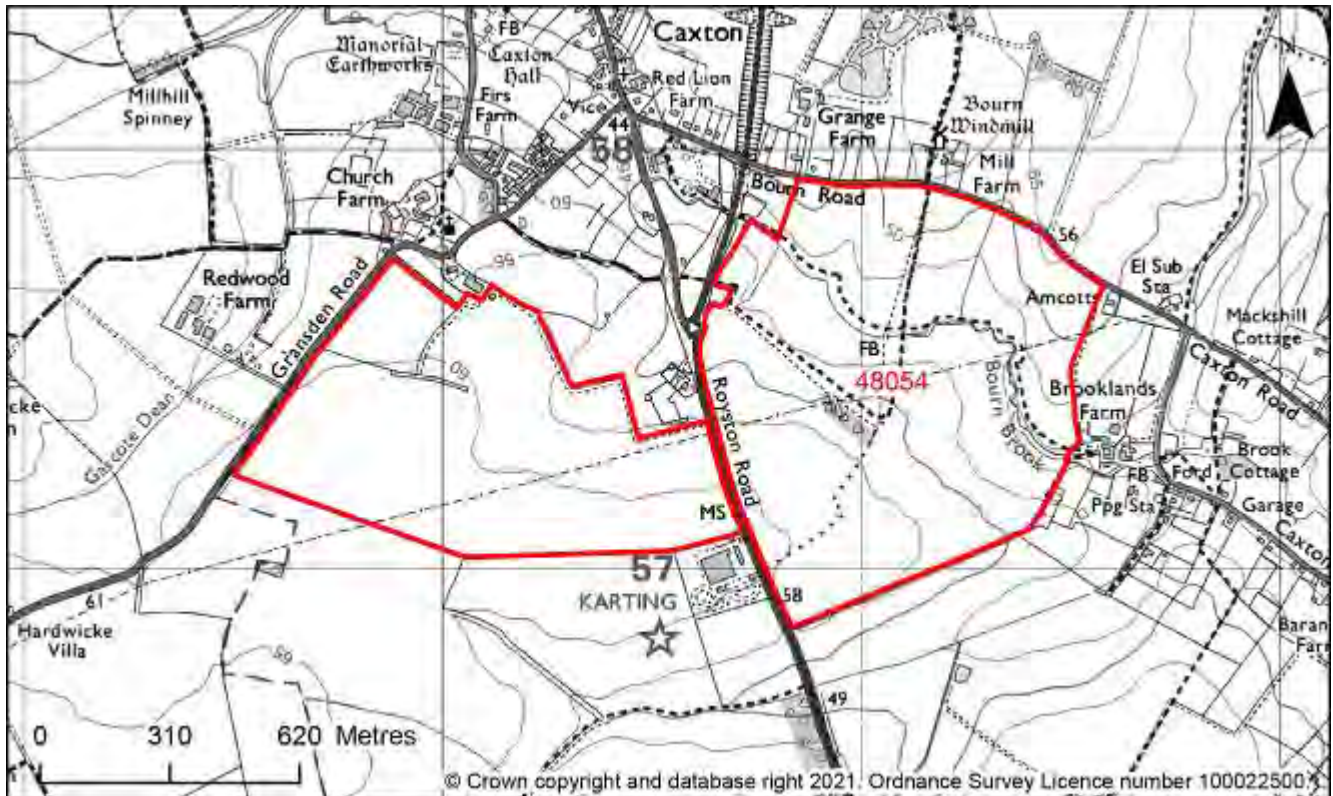
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Vine Farm and to the south of Caxton, Caxton, CB23 3PL

Site Reference: 48054

Map 135: Site description - Land at Vine Farm and to the south of Caxton, Caxton



## Site Details

Criteria	Response
Site area (hectares)	122.70
Parish or Ward	Caxton CP; Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing,

	Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	3800

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands

Issue	Assessment	Comments
		<p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands</p> <p>Development upon this site would have significant high adverse impact upon the landscape character and views. It would be an encroachment into the countryside an urbanisation of the rural landscape and obscure views of the existing church of St Andrew tower in Caxton. Development upon these two sites would amalgamate Caxton with Caxton End and erode the landscape buffer between villages. Even with a reduction in residential units and significant landscape mitigation measures the harm would not be reduced and still appear incongruous within the rural landscape.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments will require consideration of recreational impacts on nearby SSSIs. All developments would require consultation with Natural England. Boundary watercourses, hedgerows and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 250m so may be present in ponds on site or nearby.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Green</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage</p>

Issue	Assessment	Comments
		assets.
Archaeology	Amber	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A1198 and A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 75% Grade 2; 25% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p> <p>Electric overhead lines cross the site</p> <p>Electricity pylons on site</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

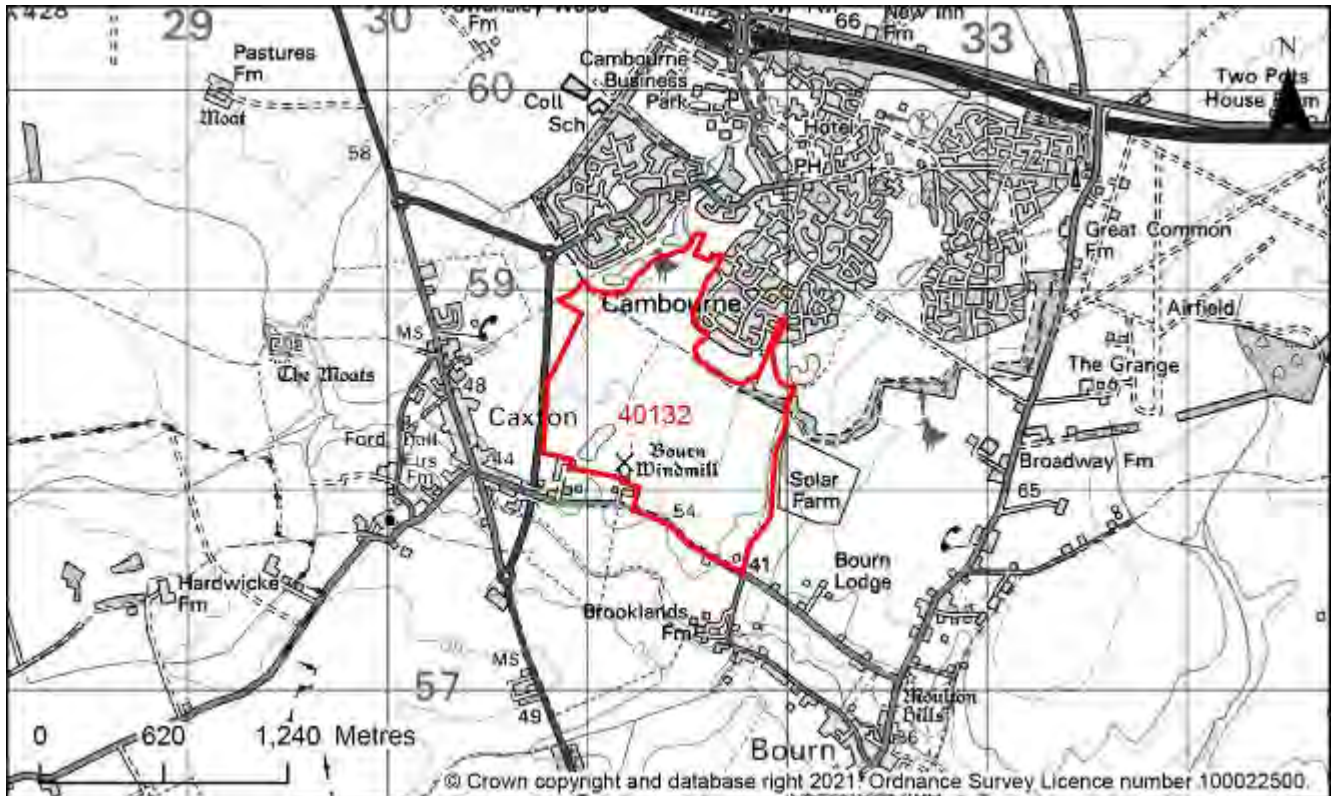
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	3800
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of School Lane, east of A1198, Cambourne, CB23 5DJ

Site Reference: 40132

Map 136: Site description - Land south of School Lane, east of A1198, Cambourne



## Site Details

Criteria	Response
Site area (hectares)	115.94
Parish or Ward	Caxton CP; Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands</p> <p>Development would have an adverse harmful impact upon the rural landscape and Local Green Space. It would be permanent and an encroachment into the countryside. Even with a significant reduction in residential units with large scale landscape mitigation measures such as block planting it would still have an adverse impact on the landscape character as a</p>

Issue	Assessment	Comments
		resource and views.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are water bodies, watercourses, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Designated Local Green Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is part located on Local Green Space and part non-designated open space. Development on Local Green Space is not acceptable in principle. Development of the remaining non-designated site may have a detrimental impact on the Local Green Space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Intensive development in the south of the site could cause harm to the setting of scheduled ancient monument of Bourn Mill and Caxton Conservation Area. Development could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Red	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	Red	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Transport and Roads	Red	<p>Needs to be considered in context of Cambourne and associated capacity issues. Close to PT corridor (GCP). Potentially requires significant contributions to GCP schemes or Highways works.</p> <p>Transport Assessment and Travel Plan required.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 66% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	0-5 Years

**Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

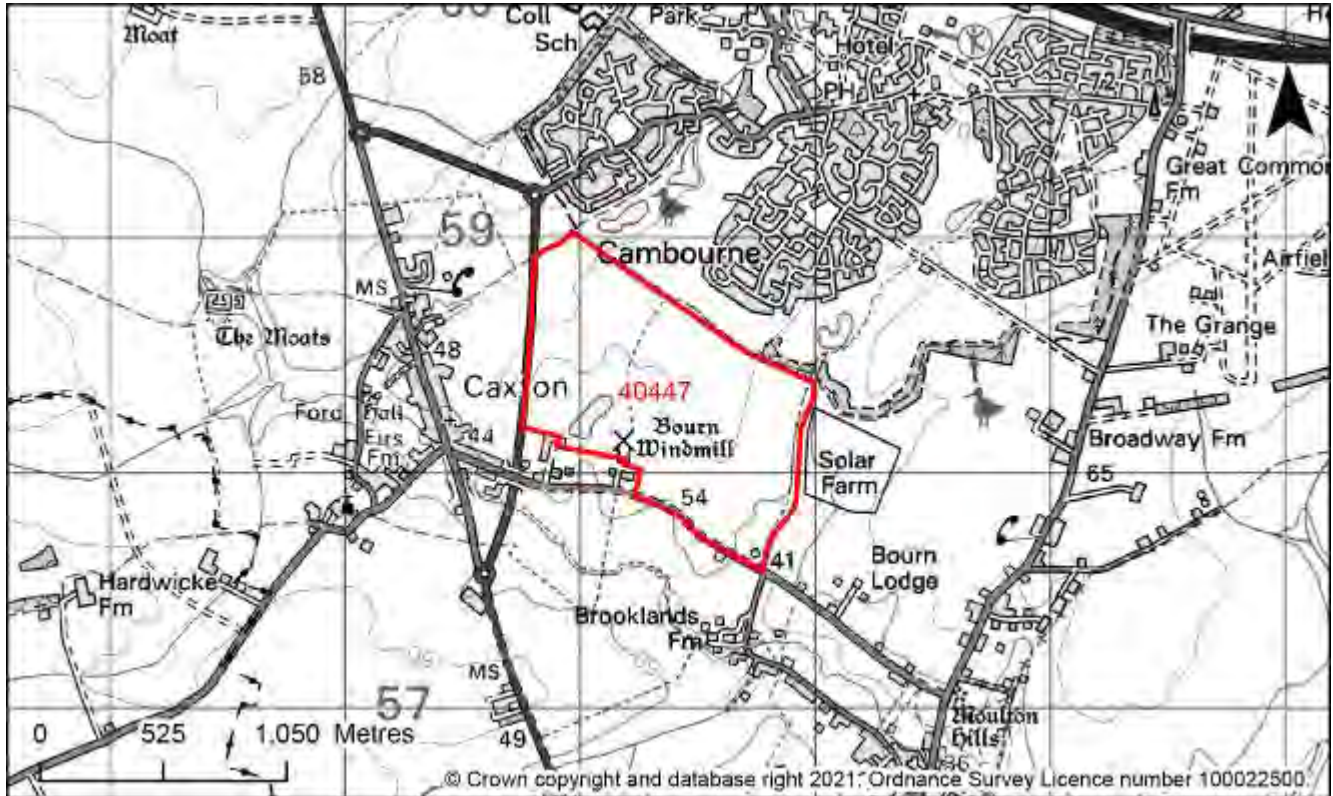
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	2300
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land at Grange Farm, Caxton, CB23 7PZ

Site Reference: 40447

Map 137: Site description - Land at Grange Farm, Caxton



## Site Details

Criteria	Response
Site area (hectares)	98.29
Parish or Ward	Caxton CP; Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1500

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character type.  Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands  Development of a new settlement would have a significant adverse impact upon the landscape as a

Issue	Assessment	Comments
		resource, Local Green Space and views. Visibility is high from both wider and local views both within and out of the site. It would have a permanent effect and an encroachment into the countryside. Even with a significant reduction of residential dwellings the harm would still be adverse upon the settlement of Caxton and the rural countryside.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require assessment of recreational pressure on nearby SSSIS. Any development is likely to require consultation with Natural England. Habitats including hedgerows, trees, wetlands, wooded copses and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats may be of low ecological value and may support farmland bird populations. Ponds within the site may support great crested newt (if suitable). Grass snake recorded in area.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within Designated Local Green Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>The southern site boundary is adjacent to the site of Bourn Mill, a Grade I listed building and Scheduled monument. It is therefore a highly sensitive location and there is potential for significant impact to setting. To mitigate it may be necessary to exclude some of the</p>

Issue	Assessment	Comments
		existing site boundary to create a buffer and height and key views will need to be carefully considered.
Archaeology	Amber	Located in a landscape of extensive Iron Age and Roman activity. Cropmarks of Iron Age and Roman date are recorded in the site.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site has the potential for three access points and is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 75% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	1500
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



# Land south west of Lower Cambourne, CB23 3PR

Site Reference: 40074

Map 138: Site description - Land south west of Lower Cambourne



## Site Details

Criteria	Response
Site area (hectares)	2.28
Parish or Ward	Caxton CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Retail

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	6000
<b>Proposed housing units</b>	39

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas.  District Character Area: Chalklands.  Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development on this site would introduce more



Issue	Assessment	Comments
		development than currently is found in the transitional zone between the settlement and the countryside. Existing development consists mostly of sheds and barns for the paddocks with a denser strip of individual houses along East Road.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any general combustion processes above 50MW input will require consultation with Natural England. There are areas of young plantation woodland along the boundary of the A1198, and along the southern boundary. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Within 50m of a Country Park</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

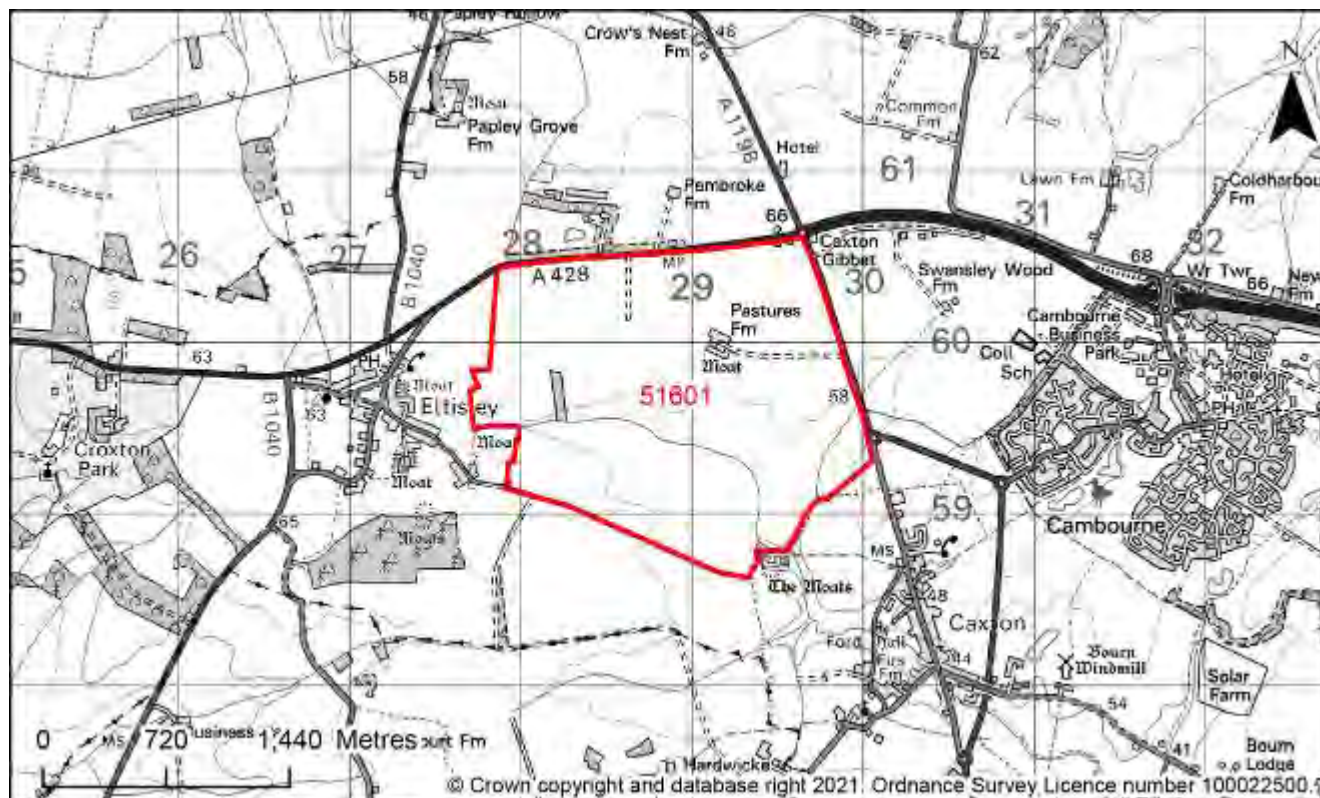
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	39
Estimated employment space (m <sup>2</sup> )	6000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of A428 and west of the A1198, Caxton, CB23 3PD

**Site Reference: 51601**

**Map 139: Site description - Land south of A428 and west of the A1198, Caxton**



## Site Details

Criteria	Response
Site area (hectares)	331.56
Parish or Ward	Caxton CP; Eltisley CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office,

	Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Red</b>
Achievable	<b>Amber</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded

Issue	Assessment	Comments
		<p>Claylands</p> <p>Development upon this site would have a significant adverse impact to the landscape character. it would amalgamate with the new strategic site of Cambourne West with a significant impact upon the rural villages of Caxton and Eltisley and the rural countryside. No buffer would be available between the new strategic site and appear congruous with the local landscape character and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers with landscape mitigation measures the harm would still be significant adverse and permanent.</p>
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>All residential developments will require consideration of impact on nearby SSSIs. Any developments which could cause air pollution would require consultation with Natural England. Caxton Moats County Wildlife site is adjacent to the south-east boundary (would need to be buffered /protected). Wooded copses, grassland margins, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Eastern Brook transects site and scheme would need to be carefully designed to accommodate the watercourse. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Records for great crested newt and badger within site. Buildings and mature trees may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Development of this site would have an impact on the</p>

Issue	Assessment	Comments
		setting of a Grade II listed building and a Scheduled Monument; however, if the was kept at a good distance from Pastures Farmhouse, it may be possible to reasonably mitigate that impact by layout, design and massing.
Archaeology	<b>Red</b>	Located in a landscape of extensive Iron Age and Roman activity. Development will have a direct impact on a Scheduled Monument within the site and will affect the setting of Scheduled Monuments inEltisley to the west.
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>



Issue	Assessment	Comments
Transport and Roads	<b>Amber</b>	<p>The corridor is very congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. The applicant will have to consider with and without the Highways England Black Cat to Caxton Gibbet scheme.</p> <p>The applicant will have to consider how the site will promote sustainable travel to local services, St Neots and Cambridge as the Cambourne to Cambridge Scheme is not proposed to feed the site. A high sustainable mode share must be achieved to allow this site to be developed; however, the current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth.</p> <p>The applicant should be aware of some local major accident clusters located at the A428/St Neots Road/B1040 junction and at the A428 Caxton Gibbet junction.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	No evidence of landowner support for submission
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	20
Estimated dwelling units	6560
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land north and south of Cambridge Rd, Eltisley, PE19 6TR

## Site Reference: 51668

Map 140: Site description - Land north and south of Cambridge Rd, Eltisley



### Site Details

Criteria	Response
Site area (hectares)	361.34
Parish or Ward	Caxton CP; Eltisley CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	6000

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands This is a large site divided into 4no. sites. Development

Issue	Assessment	Comments
		across all sites would have a significant adverse impact upon the landscape character, views and visual amenity. It would be an encroachment into the countryside, urbanization of the rural landscape and amalgamate both the villages of Caxton with Papworth Everard. Even with a reduction in residential numbers and significant landscape mitigation measure the harm would not be reduced and appear incongruous within the landscape.
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>Within 200m of a Wildlife Site</p> <p>All residential developments will require consideration of impact on nearby SSSIs. Any developments which could cause air pollution would require consultation with Natural England. Caxton Moats County Wildlife site is adjacent to the south-east boundary (would need to be buffered/protected). Wooded copses, grassland margins, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Eastern Brook transects site and scheme would need to be carefully designed to accommodate the watercourse. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Records for great crested newt and badger within site. Buildings and mature trees may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would impact on the setting of</p>

Issue	Assessment	Comments
		the heritage assets, however, this impact may be mitigated by layout, form and massing, keeping an appropriate buffer around the listed building and Scheduled Monuments close to the edges of the site.
Archaeology	Amber	Extensive evidence for activity of prehistoric, Roman and medieval activity in the area. Potential impact on the setting of Scheduled medieval moats in the vicinity.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	Requires new junction(s) onto the A428. Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle

Issue	Assessment	Comments
		and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Non-Agricultural  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = **Green**)**



Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	6000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south west of Caxton Gibbet, CB23 3PD

Site Reference: 40076

Map 141: Site description - Land south west of Caxton Gibbet



## Site Details

Criteria	Response
Site area (hectares)	26.12
Parish or Ward	Caxton CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	100000
<b>Proposed housing units</b>	1130

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	National character Area 88 – Bedfordshire and Cambridgeshire Claylands. This as a broad undulating plateau dissected by shallow river valleys. It is predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site and its surroundings represent a typical example of this landscape type.  District Character Area: Western Claylands landscape character area, and the general description of landscape features accords with the national character area.  Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands

Issue	Assessment	Comments
		A series of large open agricultural fields and blocks of plantation woodland. The site is well screened to the west and south but is very open to the north and east. The site would form a significant eastern extension of the Bourn Airfield – Cambourne-Cambourne West ribbon development along the A428. Such a large development would have significant landscape and visual impacts on the historic landscape to the south, the setting of the listed buildings and Croxton village and its conservation area.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The site is adjacent to a Scheduled Monument site and care would be needed to protect the site. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the route of the Roman Road Ermine street with extensive archaeology of late Iron Age and Roman date recorded to the east. The Scheduled monument site at Pastures Farm is to the south
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Large residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years, 6-10 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

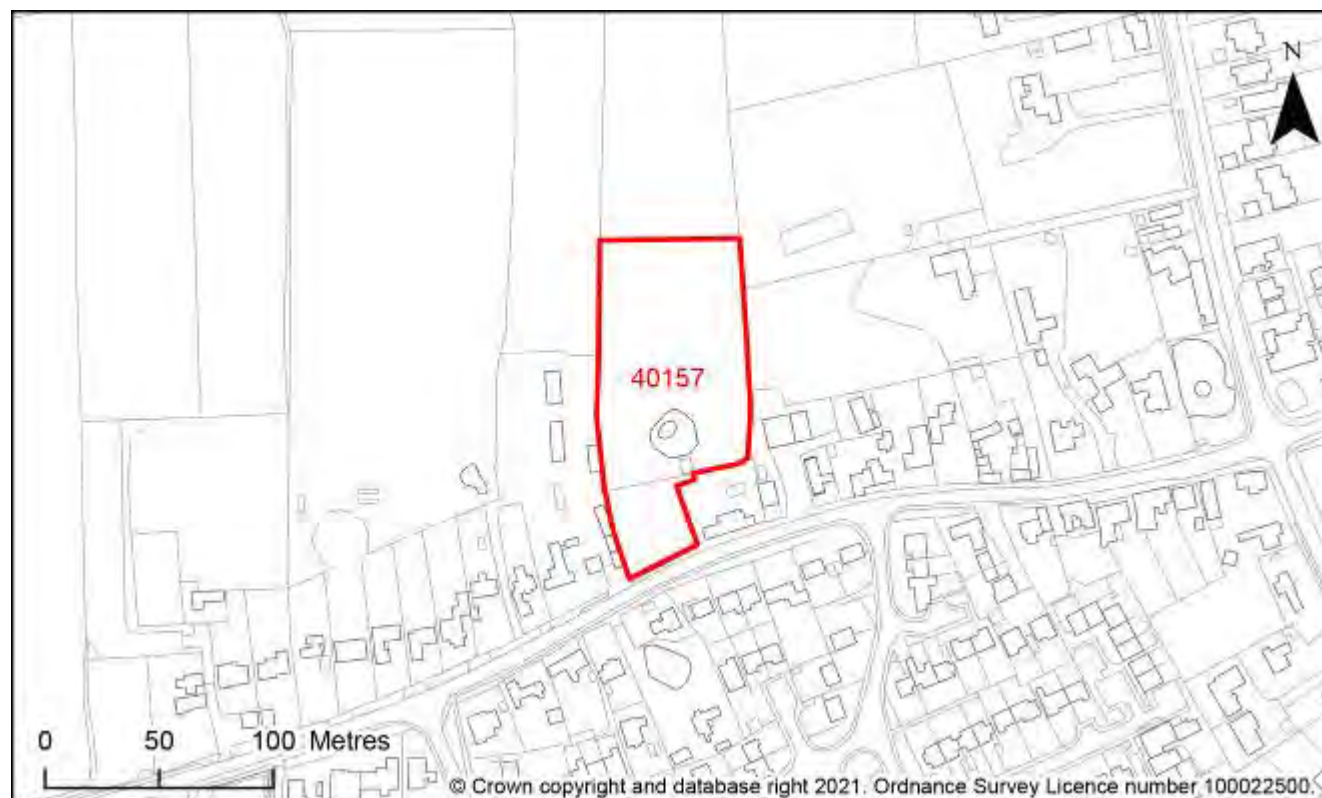
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	43
Estimated dwelling units	1130
Estimated employment space (m <sup>2</sup> )	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# Land to the rear of 40 West Street, Comberton, CB23 7DS

Site Reference: 40157

Map 142: Site description - Land to the rear of 40 West Street, Comberton



## Site Details

Criteria	Response
Site area (hectares)	0.79
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	16



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (83%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development proposed would have an adverse effect on the landscape setting and townscape of Comberton. Creating an independent access will result in considerable loss of trees and vegetation along West Street.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England likely to be required for all schemes (except householder) and consideration of recreational impacts on SSSIs required. Within 6km of Bat SAC. Boundary hedgerows and pond may be Habitats of Principal Importance/priority habitat and of high ecological value. Otherwise site likely to be of relatively low ecological value (garden). On-site and off-site ponds may support great crested newt.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the setting of listed buildings and the site entrance would impact on the conservation frontage. The impact could be reasonably mitigated but a reduction in numbers is needed to respond to the context.</p>
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Sites includes pond. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North

		No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO14 Moderate High; Moderate

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20

Estimated dwelling units	16
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west of South Street, Comberton, CB23 7EB

Site Reference: 40223

Map 143: Site description - Land west of South Street, Comberton



## Site Details

Criteria	Response
Site area (hectares)	2.69
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	100-150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  There are open views east and southeast and views southwest to the church. As proposed the development numbers would be too high to be considerate of the character of the village and would therefore be impactful of the landscape character to the south of the village. It would be necessary to remove an extensive

Issue	Assessment	Comments
		length of vegetation to provide access which would impact the rural character of South Street.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. Natural England have recorded the site as no main priority habitat but other priority habitats are present. In addition there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Church End is historically separate from the main village. Development between the two parts of the village would remove the historical pattern of development and be harmful to the setting of Birdlines Manor and the setting of St Mary's Church and Church End Conservation Area. Development would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village to the west of and south of a medieval moated site.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying.</p> <p>The site is located in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle</p>

Issue	Assessment	Comments
		subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO8; CO10; CO9 Very High; High; Moderate High; Moderate

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	77
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Branch Road and Long Road, Comberton, CB23 7DL

**Site Reference: 40261**

**Map 144: Site description - Land at Branch Road and Long Road, Comberton**



## Site Details

Criteria	Response
Site area (hectares)	5.73
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	120-130

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  5% lies in a 1 in 100 year event  34% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Landscape Character Designations and Assessment  National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.    Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands   The site lies almost to the top of a southerly slope and

Issue	Assessment	Comments
		at the extreme northern edge of the village. It is not connected to any areas of residential development but divided from it by an area of allotments to the south. Development of the site would push the village envelope still further northward and compound the negative impact of the surrounding open and rolling landscape character.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary hedgerows and ditches may be Habitats of Principal Importance/priority habitat, may be of high ecological value and may support protected or notable species. These could reasonably be retained. Pond within 25m to east may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of an extensive cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Green	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>Access by all means is possible.</p>
Transport and Roads	Amber	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying.</p> <p>The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO3; CO1  Very High; Moderate

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

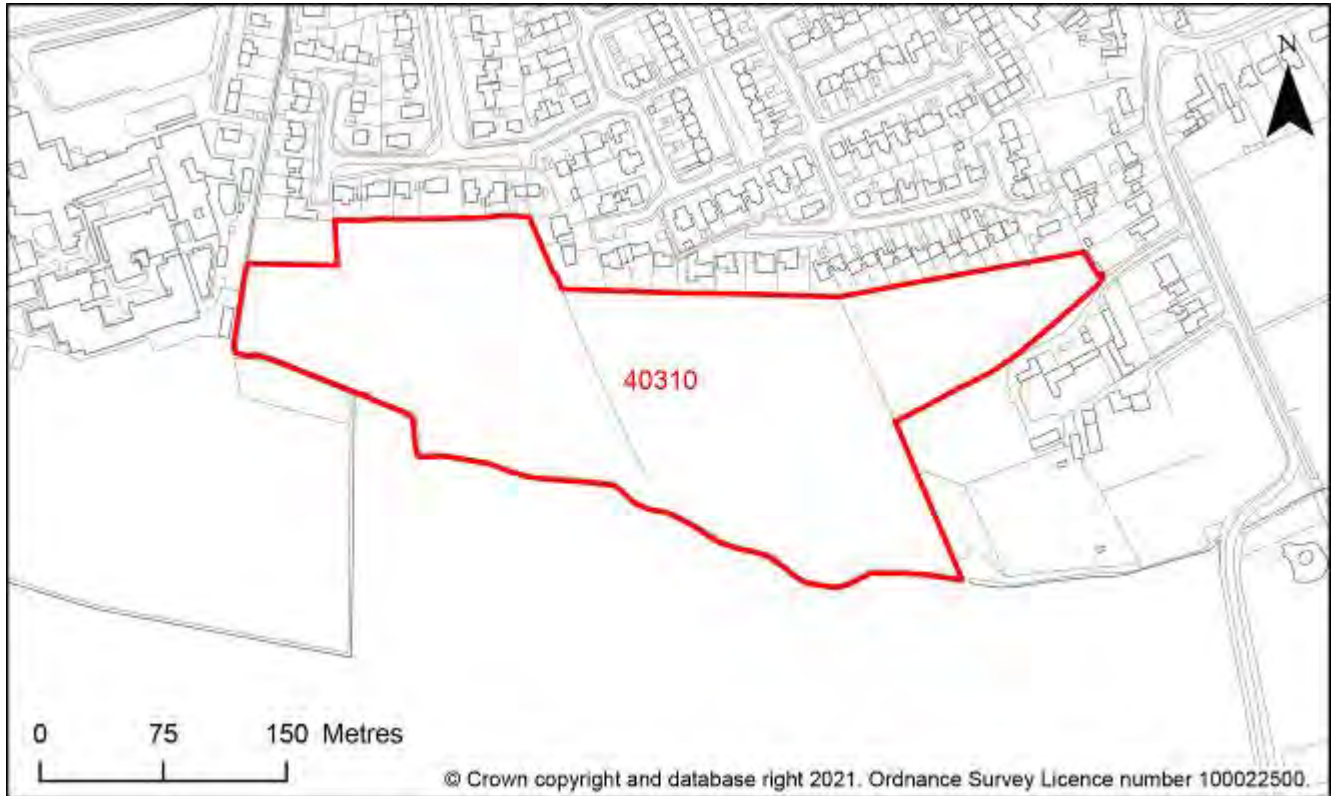
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	130
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the west of South Street, Comberton, CB23 7DR

Site Reference: 40310

Map 145: Site description - Land to the west of South Street, Comberton



## Site Details

Criteria	Response
Site area (hectares)	6.12
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	120
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (99%)  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 16% lies in a 1 in 30 year event  25% lies in a 1 in 100 year event  47% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical example with an older linear settlement pattern and a nucleus green area fronted by buildings. More modern building additions to the village extend the linear settlement. This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Some remnant woodlands remain.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands

Issue	Assessment	Comments
		<p>The site is on the south western edge of the villa Views from the properties to the north and from Comberton Village College to the west would be possible.</p> <p>Mitigation should include a landscape buffer along Tit Brook of a minimum of 15m and a landscape buffer with the school and existing properties of 15m.</p> <p>Development of the site should consider village character, scale and massing.</p>
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. The southern boundary of the site is adjacent to the Tit Brook, and there are hedges within the boundary that are likely to hold ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.</p>
Archaeology	Amber	<p>Located close to or within the medieval village core and west of a medieval moated site.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>Need to consider walking and cycling links into Comberton.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO10; CO9  High; Moderate

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

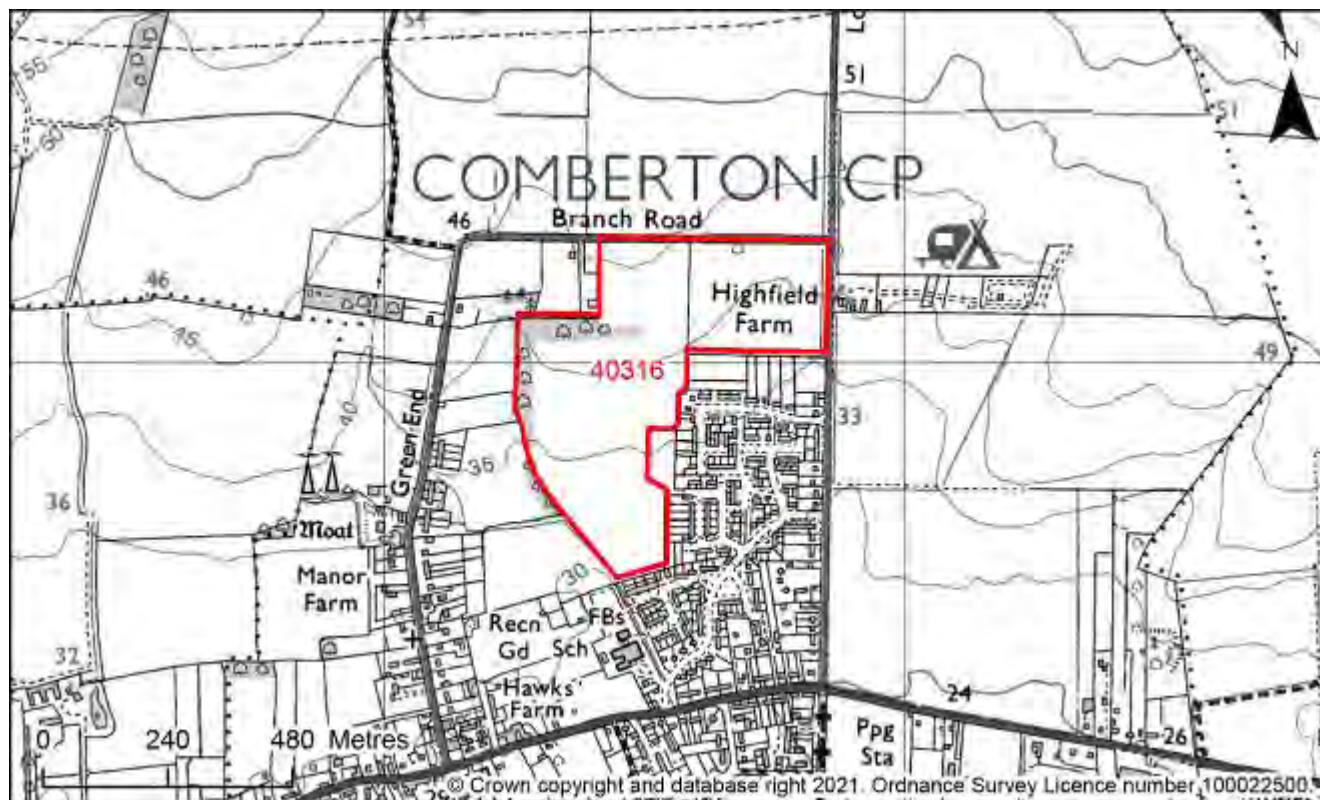
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	120
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Branch Road and Long Road, Comberton, CB23 7DF

**Site Reference: 40316**

**Map 146: Site description - Land off Branch Road and Long Road, Comberton**



## Site Details

Criteria	Response
Site area (hectares)	20.68
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing,



	Public open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	250

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt Partially within the Lord's Bridge Restricted Zone
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is part of the panoramic views because of the open nature of the landscape and also because of its location on higher and sloping land. There are no PROW on the land or nearby. The site is land locked apart from access onto Branch Road to the north and currently isolated from the main area of the village. Development of the site would push the village envelope further northward having negative impact of the surrounding open and rolling landscape character.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The southwestern boundary of the site lies adjacent to a ditch which will require survey and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, extensive wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage</p>

Issue	Assessment	Comments
		assets.
Archaeology	Amber	Located to the south of an extensive cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying.</p> <p>The site is in a location where sustainable travel into Cambridge and local services can be promoted. The</p>

Issue	Assessment	Comments
		<p>applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	<p>Within Highways England Zone 8 - M11 North</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: CO4; CO2; CO3; CO1</p> <p>Very High; Moderate High; Moderate; Low</p>

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	250
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land at Comberton Road, Comberton, CB23 7BU

Site Reference: 40497

Map 147: Site description - Land at Comberton Road, Comberton



## Site Details

Criteria	Response
Site area (hectares)	20.88
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	300

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  6% lies in a 1 in 100 year event  13% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Landscape Character Designations and Assessment  National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is highly visible with extensive views in and out of the site to the south, north and west. Development of the site would push the village developed area further eastward towards Barton and although there are isolated clustered residential and commercial properties between Comberton and Barton they are not perceived as part of the village. An extensive residential development on the land at the junction of Barton Road and Long Road would have a negative impact on the surrounding open and rolling landscape character.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Need to consider walking and cycling links into Comberton and to new Greenway proposals into Cambridge, with any potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Amber</b>	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO5; OA11  Very High

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

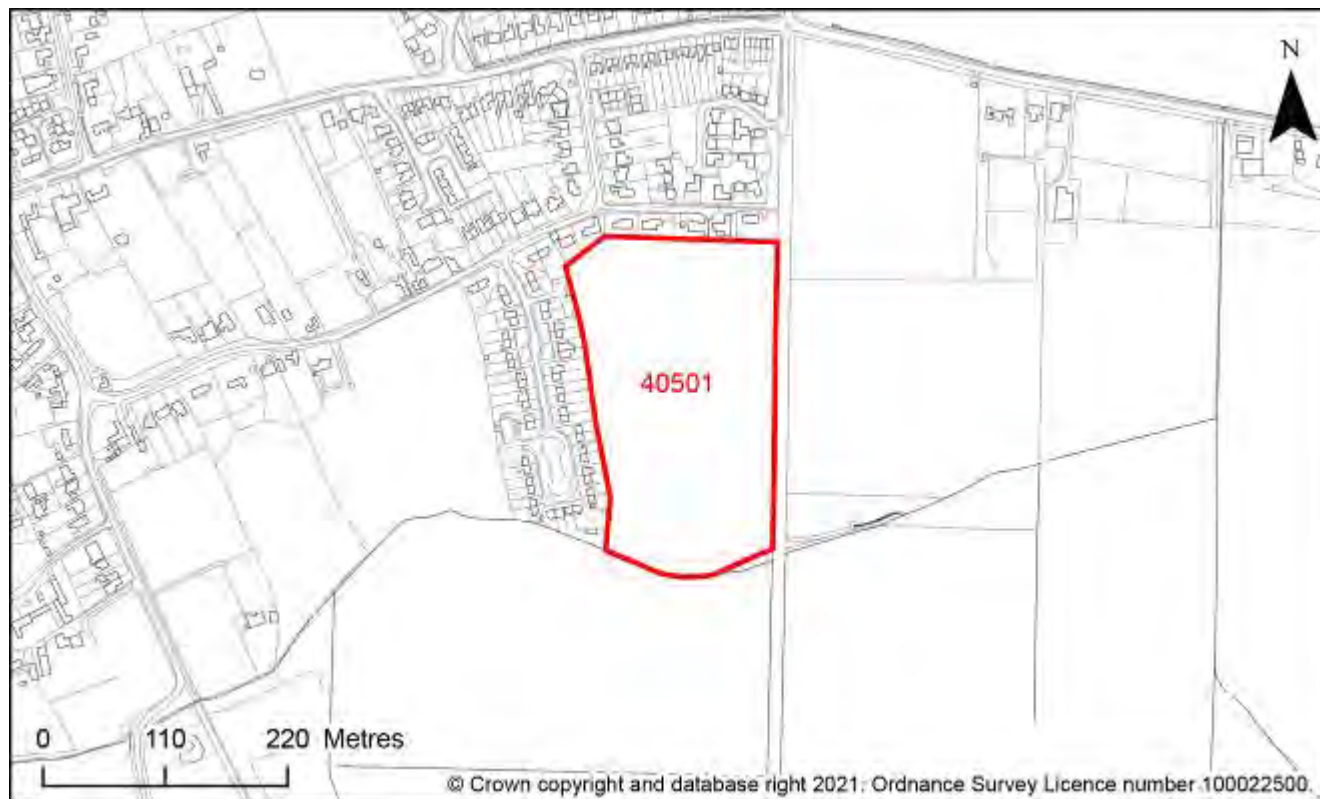
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	300
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land at Bush Close, Comberton, CB23 7AP

Site Reference: 40501

Map 148: Site description - Land at Bush Close, Comberton



## Site Details

Criteria	Response
Site area (hectares)	4.82
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	120

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (98%)  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event  3% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  The site is within the perceived village envelope and capable of being developed as proposed with little negative landscape impact. Appropriate landscaped perimeter treatments should be included and retention of trees and hedgerows is encouraged.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The Tit Brook runs adjacent to the southern boundary and will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Cropmarks recorded to the east show extensive remains of Roman date, including a Scheduled Monument.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO5; CO6; CO7  Very High; High; Moderate

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = Green)



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

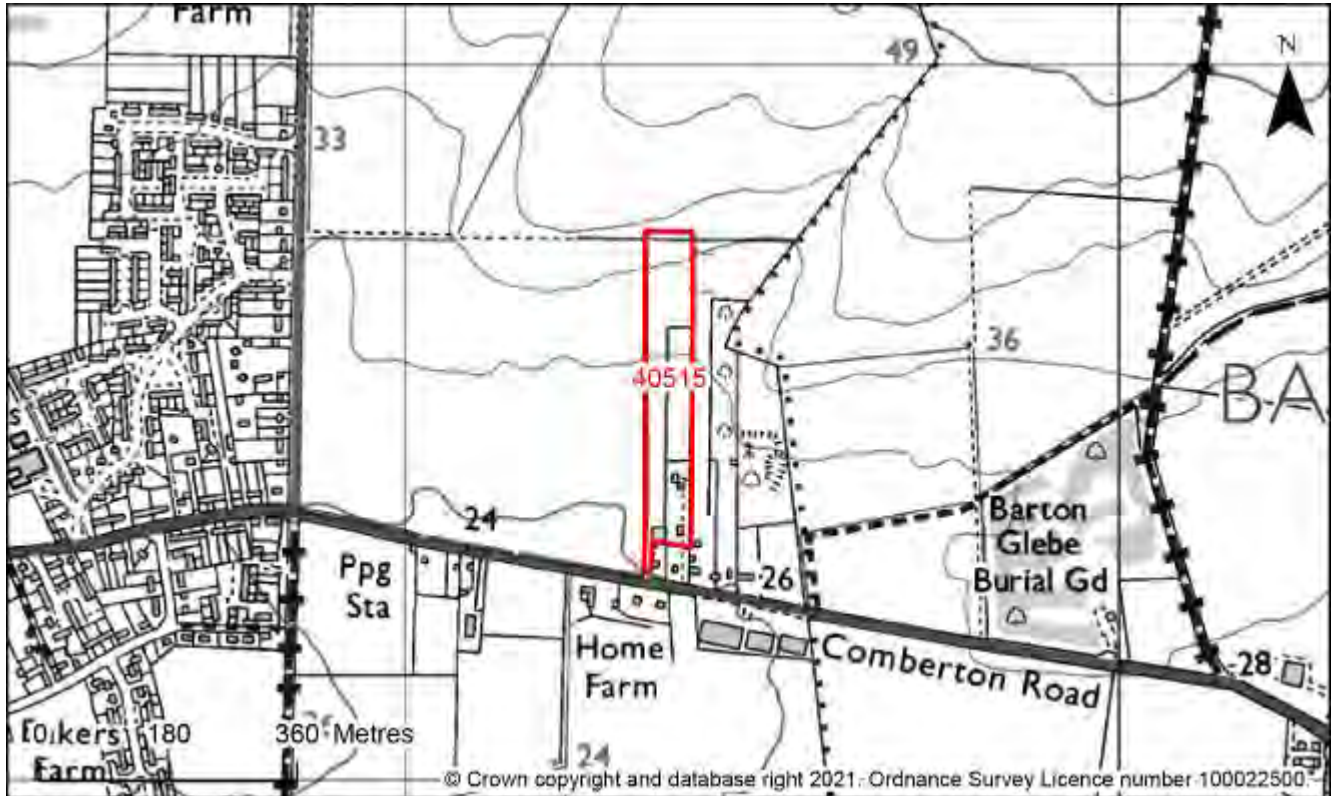
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	120
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Barton Rd, Comberton, CB23 7BU

Site Reference: 40515

Map 149: Site description - Land at Barton Rd, Comberton



## Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub, Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	8000

Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  The site consists of a long narrow plot to be rear of two residential dwellings to the north of Barton Road, Comberton. There are open views of the site from the west and north.  Development as proposed could be achieved dependent on the scale and massing of the development. There would be an increase of impact

Issue	Assessment	Comments
		on the landscape character if scale and massing were not appropriate to the rural surroundings. Adequate edge treatment to soften views and integrate any development into the surroundings would be essential.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however there are buildings, grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity. Earthworks of medieval settlement are also recorded to the east
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed to develop if a high sustainable mode share is achieved. A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non- residential use proposed.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO5; OA11  Very High

### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adj (north) to 69 Long Road, Comberton, CB23 7DG

## Site Reference: OS154

Map 150: Site description - Land adj (north) to 69 Long Road, Comberton



## Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	Unknown



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 7% lies in a 1 in 100 year event  79% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Landscape Character Designations and Assessment  National Character Area 88 Bedfordshire and Cambridgeshire Claylands. The site and its surroundings are a typical of the character area.  District Character Area: Western Claylands. The site is typical of the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Several large trees on site should be retained and considered as a constraint to development. The southern and western boundaries will require adequate buffering to mitigate the impact of the 2-storey commercial building and car park.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. Other habitats within the site include ponds grasslands, hedges, standing trees, and wooded boundaries that are likely to have ecological value.

Issue	Assessment	Comments
		<p>Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Iron Age and Roman settlement located to the north.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Green	No prior history of development

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO3  Moderate
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### **Available (Outcome = Red)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/0058/19/FL)
When will the site be available for development?	Unknown

### **Achievable (Outcome = Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Madingley Mulch, Madingley Road, Cambridge, CB23 7PH

Site Reference: 40158

Map 151: Site description - Madingley Mulch, Madingley Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	2.33
Parish or Ward	Comberton CP; Madingley CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Residential
Proposed development	Mixed use, Market and affordable housing, Office
Proposed employment floorspace (m <sup>2</sup> )	8,000-10,000 in conjunction with residential; 20,000 for standalone employment

<b>Proposed housing units</b>	30
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Western Claylands  The site is atypical of the predominantly open and intensive arable landscape, but typical of fields are bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Generally, the site exhibits a mixed character with containment all around and an open character in the north. It is unclear whether the proposed number of units is acceptable without further detail on massing

Issue	Assessment	Comments
		and impact of a proposal of this large nature, it is difficult to comment on mitigation and suitability. New development must reflect the existing form and scale of similar development nearby or outside of the village.
Biodiversity and Geodiversity	Amber	<p>Recreational impacts on nearby SSSIs to be considered for residential proposals. Site likely to be of relatively low ecological value, although trees and boundary hedgerows may be Habitats of Principal Importance/priority habitat and have high ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of Iron Age/Roman date are located in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>



Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA11 Very High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

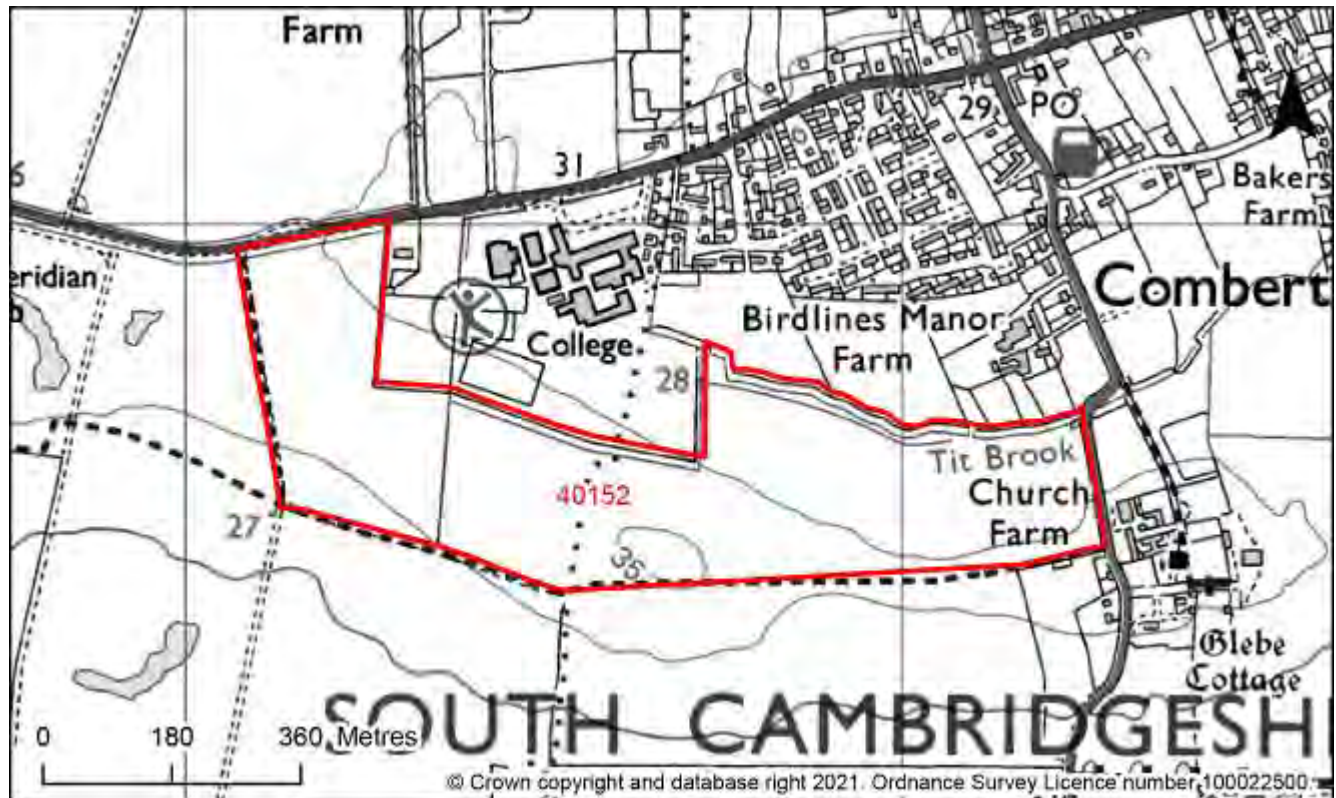
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-2000
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of West Street and west of South Street, Comberton, CB23 7DU

**Site Reference: 40152**

**Map 152: Site description - Land south of West Street and west of South Street,  
Comberton**



## Site Details

Criteria	Response
Site area (hectares)	29.25
Parish or Ward	Comberton CP; Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build

	housing, Education, Public open space, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	550-600

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  1% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Lies within 10m of a TPO  National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>Here are open views south, southeast and southwest. Depending on the height of the development, there would be views to and from the site to the church and to the surrounding landscape to the southeast, south and southwest. The development of this geographically isolated site would have a negative impact on the landscape by adding a very large (approx. 1/3rd the overall area of the village) and disconnected urban element to the south of the village.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Application likely to require consultation with Natural England as within 4km of Eversden and Wimpole Woods SSSI/SAC. Optimal habitats for barbastelle bats unlikely to be present on site, except northern and eastern boundaries. Likely habitats of low ecological quality (arable), although boundary hedgerows/adjacent habitats likely to be Habitats of Principal Importance/priority habitat or of high ecological value. Pond 50m east may have potential for great crested newt. Potential for farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Red</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Church End has always been historically separate from the village. The village was defined by Manor Farm to the north and Birdlines Manor to the south. Development between these two parts of the village would remove this historical pattern of development and be harmful to the setting of Birdlines Manor and the setting of St Mary's Church and Church End Conservation area. The harm cannot be reasonably</p>

Issue	Assessment	Comments
		mitigated.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity. A Bronze Age barrow is recoded within the site and a moated site of probable medieval date is located adjacent
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed to develop if a high sustainable mode share is achieved. A cumulative impact assessment will be required.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO12; CO11; CO8; CO9  Very High; High; Moderate High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.



Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

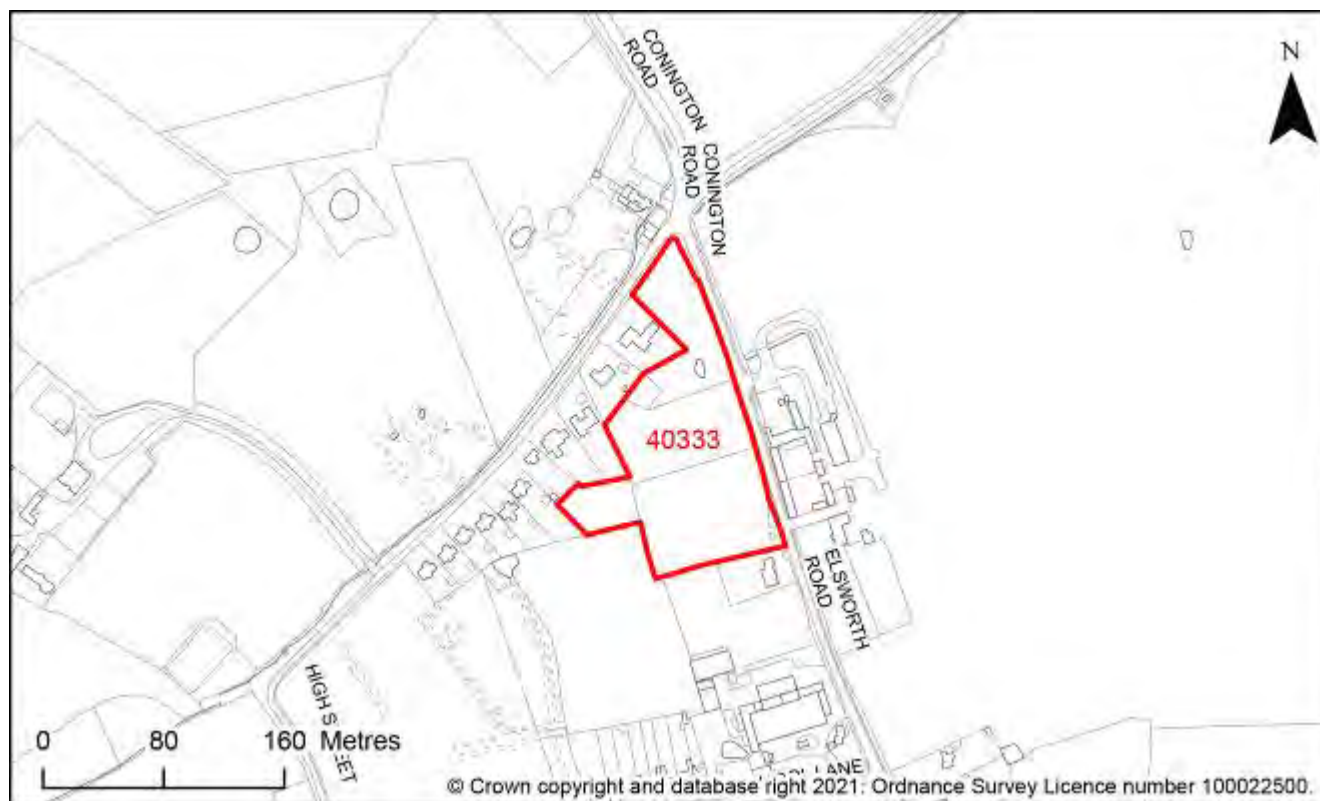
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	600
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# Land at Elsworth Road, Conington, CB23 4LW

Site Reference: 40333

Map 153: Site description - Land at Elsworth Road, Conington



## Site Details

Criteria	Response
Site area (hectares)	1.52
Parish or Ward	Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20-30

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (15%)</p> <p>Partly in Flood Zone 3 (12%)</p> <p>Surface water flooding: 13% lies in a 1 in 30 year event</p> <p>18% lies in a 1 in 100 year event</p> <p>35% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site lies outside the Development Framework boundary and is subdivided into paddocks. Wider landscape views are negligible; however, local and amenity views would be impacted. To develop the whole of the site would be inconsistent with the local settlement character which is based on linear pattern. High density development would have a significant adverse impact and represent an encroachment into the countryside. However, with a reduction in</p>

Issue	Assessment	Comments
		residential units based on a linear pattern with limited infill the harm could be reduced. Landscape mitigation measures are required to reduce any adverse visual harm at this important gateway into the village.
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require an assessment of possible recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Ponds within site and nearby may support great crested newt - there are records within 50m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Red</b>	<p>Within 100m of a Listed Asset</p> <p>Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>
Archaeology	<b>Red</b>	Earthworks relating to medieval settlement and agriculture survive in the area
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

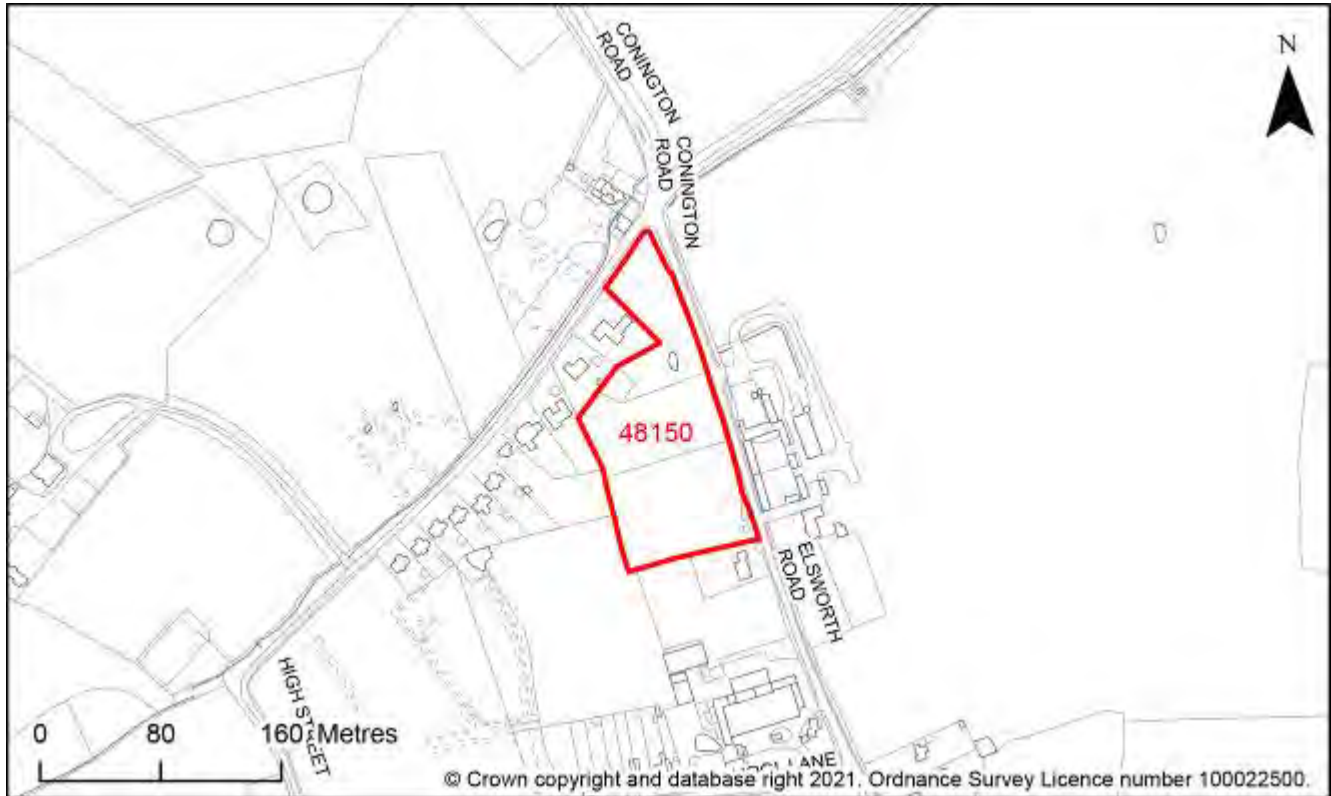
Capacity and Delivery	Response
Estimated dwellings per hectare	14

Estimated dwelling units	21
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Elsworth Road, Conington, CB23 4LW

Site Reference: 48150

Map 154: Site description - Land at Elsworth Road, Conington



## Site Details

Criteria	Response
Site area (hectares)	1.38
Parish or Ward	Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Office, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (17%)</p> <p>Partly in Flood Zone 3 (14%)</p> <p>Surface water flooding: 14% lies in a 1 in 30 year event</p> <p>20% lies in a 1 in 100 year event</p> <p>39% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>A small site consisting of 2no. paddocks located to the north east of the village of Conington. It is a rural location outside and abutting the village framework. wide views are negligible and local views are filtered by boundary vegetation. Development upon this site would have a limited impact to the settlement character subject to landscape mitigation measures.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require an assessment of possible recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Ponds within site and nearby may support great crested newt - there are records within 50m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development would have some impact on the setting of a listed building. The level of harm would be dependent on the density, layout and landscaping.</p>
Archaeology	Red	Earthworks relating to the medieval settlement survive in the area
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 2 - A14 West</p> <p>Limited capacity for growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

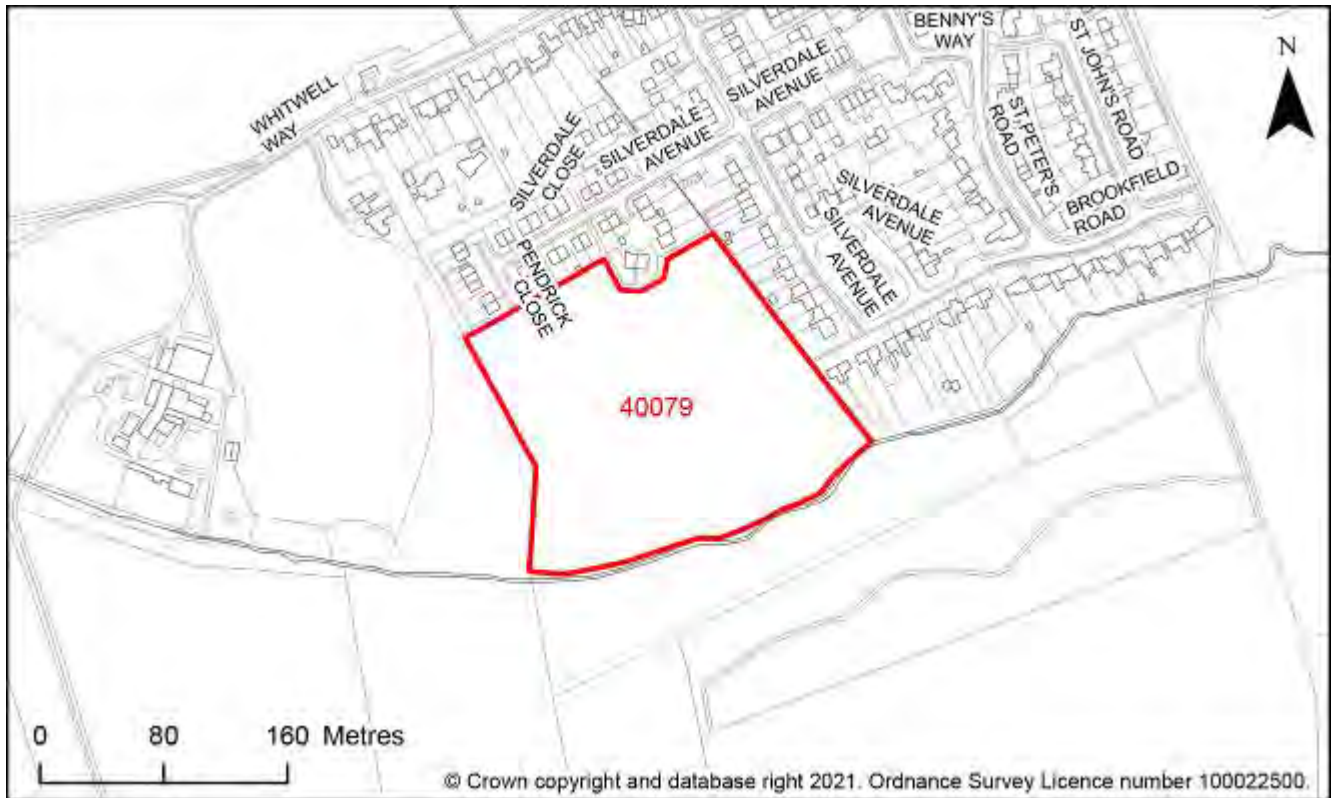
Development completion timescales (years)
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0-5 Years
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# Land at Silverdale Close, Coton, CB23 7GY

Site Reference: 40079

Map 155: Site description - Land at Silverdale Close, Coton



## Site Details

Criteria	Response
Site area (hectares)	3.46
Parish or Ward	Coton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	74

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 7% lies in a 1 in 30 year event  9% lies in a 1 in 100 year event  19% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development would have minor impact to the landscape and settlement character. It would be an infill development due to mature surrounding vegetation. To reduce any amenity visual harm existing boundary planting to be protected and retained and residential dwellings to reflect existing settlement pattern with long gardens

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary habitats including hedgerows, Bin Brook, mature trees and adjacent woodland may be Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected or notable species. Remainder of site may be of relatively low ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Evidence for medieval earthworks is recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>



Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	Green	No comment  This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3  Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CT12; CT11 Moderate; High
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	74
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# College Farm, Whitwell Way, Coton, CB23 7PW

Site Reference: 40494

Map 156: Site description - College Farm, Whitwell Way, Coton



## Site Details

Criteria	Response
Site area (hectares)	0.85
Parish or Ward	Coton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	18

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Partially within the Cambridge Greenbelt (69%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  A small agricultural field set in a rural location. Wide views are negligible however, local views and amenity views are high due to lack of boundary planting and existing topography. Development upon the site would have adverse harm and incongruous with the existing settlement character. Development would be permanent and an encroachment into the countryside. There is little scope to mitigate the adverse effects without themselves having an impact on the settlement character.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded

Issue	Assessment	Comments
		<p>areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Separation between the 'C20' Coton and the historic core of the village is quite distinct. St Peter's is a landmark feature and marks the west entrance to the Conservation Area. Development on the site must not affect views of the church in its rural setting. This may affect how far to the rear of site (rising land) can accommodate development. The approach to/exit from the Conservation Area and quality of arrival views towards St Peter's may be diminished or 'crowded' without a large set back of any building line from the roadside.</p>
Archaeology	Amber	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 24% Grade 2; 76% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CT2; CT1  Very High; Moderate High

#### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.



## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	18
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Haelan Feld Farm, Twenty Pence Road, Cottenham, CB24 8PS

**Site Reference: 40007**

**Map 157: Site description - Haelan Feld Farm, Twenty Pence Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	3.89
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	5
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (93%) Partly in Flood Zone 3 (89%) Surface water flooding: 5% lies in a 1 in 30 year event 16% lies in a 1 in 100 year event 63% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Site is well outside the village envelope and isolated over 1.5km from the edge of the village. The rear of the site is very open due to the nature of the Lode and the surrounding agricultural landscape, and extending as far back as the Lode it would not be appropriate,

Issue	Assessment	Comments
		which would impact on capacity.
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution, any general combustion processes above 50MW input, and any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive Roman activity including the scheduled settlement site Bullocks Haste to the north
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no</p>

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/0115/19/OL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

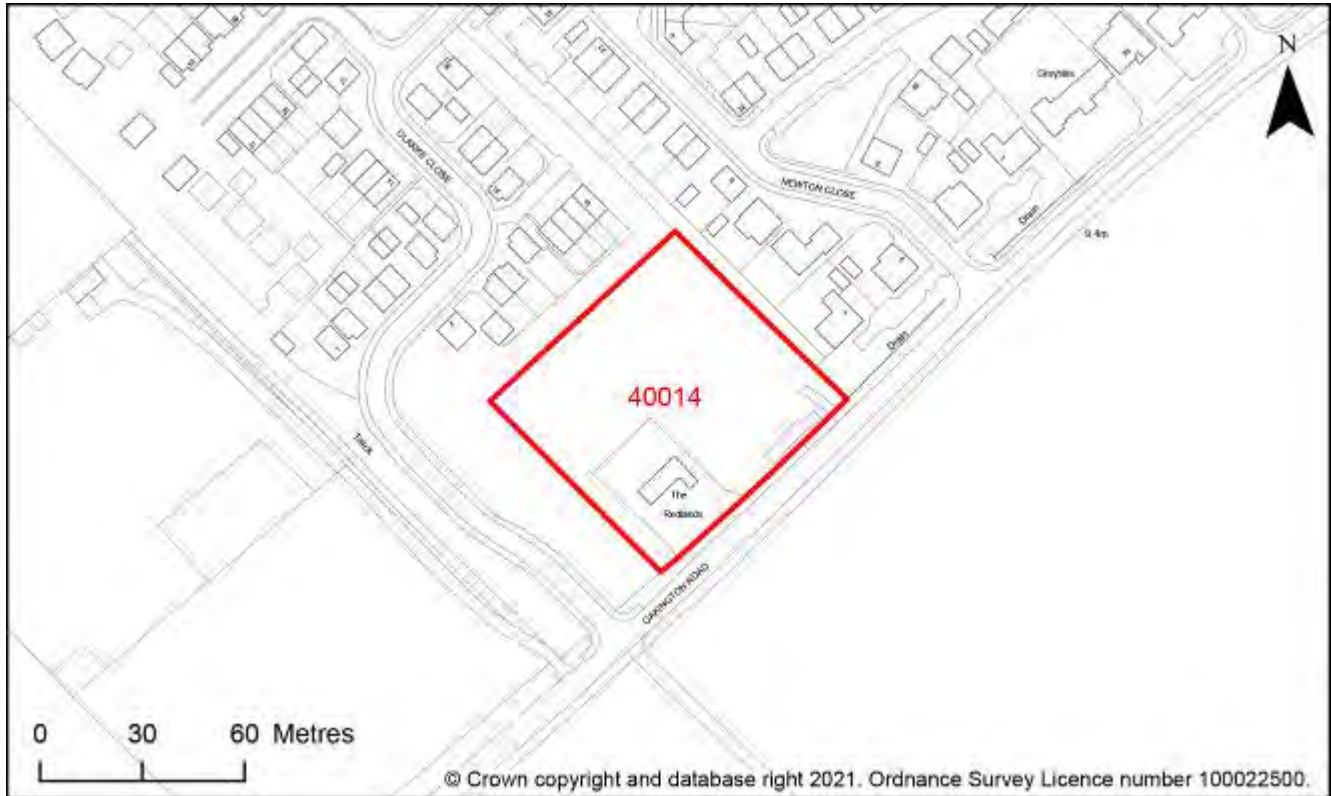
Capacity and Delivery	Response
Estimated dwellings per hectare	1

Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Oakington Road, Cottenham, CB24 8TW

## Site Reference: 40014

Map 158: Site description - Oakington Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	14



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this characteristic, particularly with respect to flat and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Site is an already developed plot with a single dwelling, gardens/grounds and some greenhouses on it. this very edge of village location does not lend itself to the numbers of houses being proposed, which would significantly reduce its capacity from that submitted by the promoter.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Northern boundary is likely to be traditional orchard; a Habitat of Principal Importance. Trees may

Issue	Assessment	Comments
		<p>also be of ecological value, although rest of site may be of low ecological value. Buildings and trees may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work in the adjacent Clarke Close development indicate it is unlikely that significant archaeology will be located in this area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	<p>Previous use of the site is farm garden/grounds.</p> <p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land between 144-146 Histon Road, Cottenham, CB24 8UG

## Site Reference: 40034

Map 159: Site description - Land between 144-146 Histon Road, Cottenham



### Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this characteristic, particularly with respect to flat and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is currently highly visible from areas along both Oakington and Histon roads. Most significantly because of the presence of the Leylandii and their heights which allow you to pick out the site from afar. The the nursery with greenhouses and storage areas is largely screened because of this. However, the linear form of development that would be created by this back land development would not be in keeping with this part of the village.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however, there are, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previous development on the site is likely to have severely impacted
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed.  No possibility of creating a safe access.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of	-	Parcel ID: CH7  High



Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4675/18/OL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

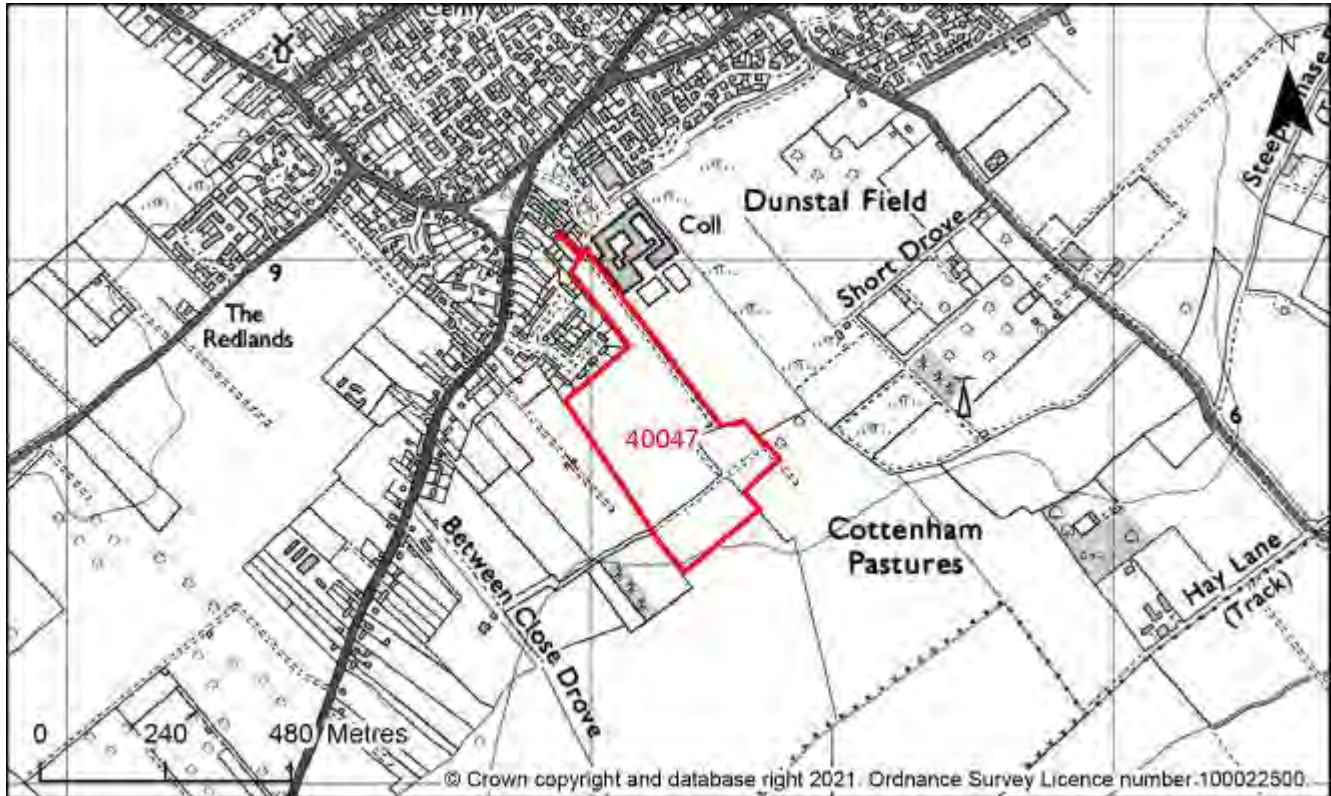
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off 335 High Street, Cottenham, CB24 8TX

Site Reference: 40047

Map 160: Site description - Land off 335 High Street, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	10.00
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Education, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	175
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The character of the village to the south is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this

Issue	Assessment	Comments
		settlement, close to the historic core. It is in a prominent location, jutting out into the countryside, which surrounds the site on all sides. This would alter the current rural character and setting of the village
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of development, and may need to find off-site compensation to comply with upcoming National legislation and developing local policies.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>If the entrance to the site needs alteration this could have a negative impact on the setting of the Listed Buildings near the entrance and the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located to the south of the medieval core of the historic village of Cottenham.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>Access to site appears to be substandard. Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations

Issue	Assessment	Comments
		and mitigation. Noise impacts from the nearby college will need assessment.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 64% Grade 1; 36% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH4; CH3; CH5; CH6  Very High; High; Moderate High; Moderate

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	175
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# Land off Victory Way, Cottenham, CB24 8TG

Site Reference: 40055

Map 161: Site description - Land off Victory Way, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	0.65
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character  At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. As defined within the Character Area the area is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present. The River Great Ouse and its tributaries meander slowly and gently across the landscape.  Local Character  At local level the site is situated within The Fen Edge, as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area has a mostly flat, low-lying landscape with open views. The village edge has a well wooded character, with hedgerows and mature trees concealing buildings. Buildings on the village edges are more often

Issue	Assessment	Comments
		<p>setback with low walls and hedges fronting the streets. Long back gardens are also a common feature.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is abutting and outside the development framework. Long distant views are limited due to mature hedge line and residential homes. Visual amenity views from the adjacent properties are high. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located to the west of Saxo-Norman settlement remains.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = **Amber**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - Access to the site would be via a third party.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

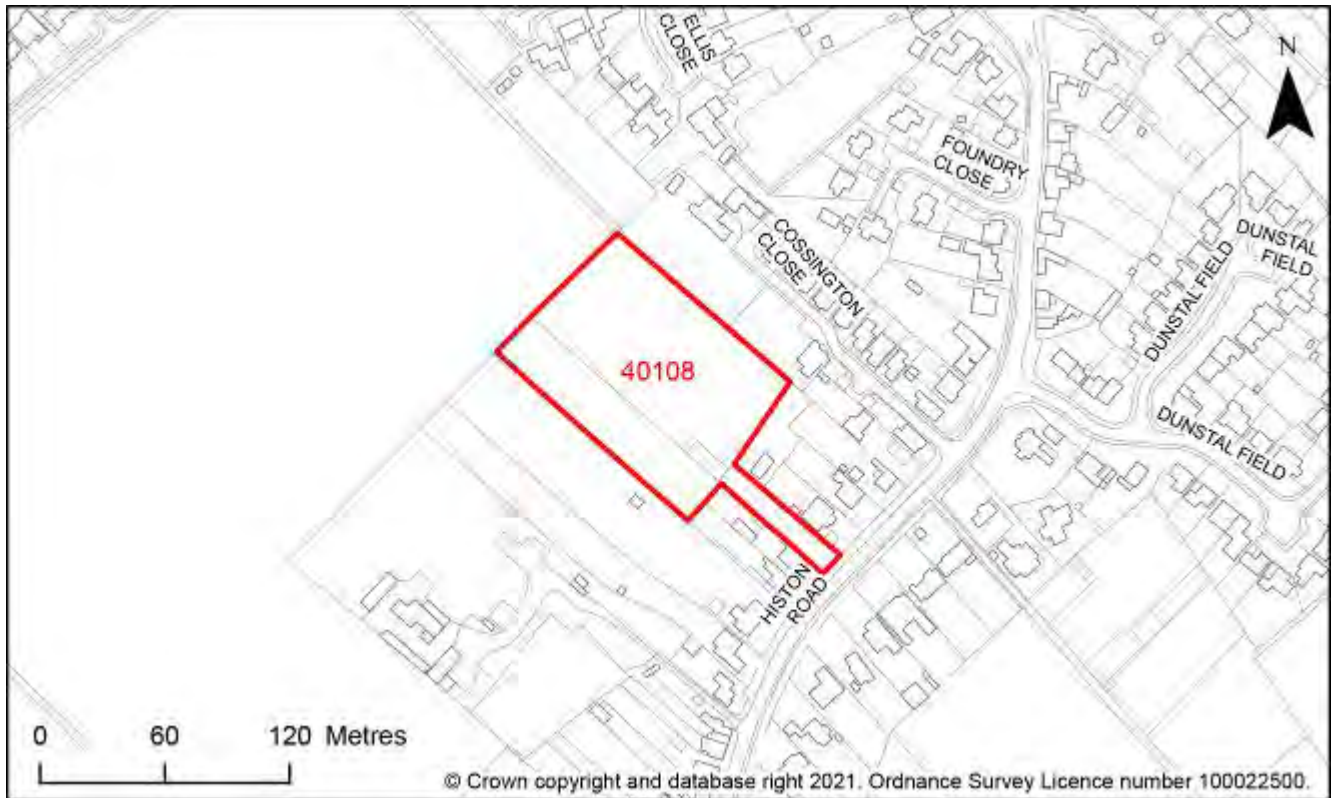
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the rear of 38 Histon Road, Cottenham, CB24 8UF

## Site Reference: 40108

Map 162: Site description - Land to the rear of 38 Histon Road, Cottenham



### Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	33

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Primarily outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Partially within the Cambridge Greenbelt (93%)</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this character area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is suitable for development, however, the unit numbers may require review to ensure the layout is in context with surrounding development. Overall, views are most available from Oakington road but could be mitigated with suitable vegetation.</p> <p>Development on this plot would require buffering and should include landscape mitigation along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	There is potential for new development to impact on existing views from Oakington Road across open fields towards the Conservation Area and the wider setting of the Conservation Area. A sensitive approach is necessary to minimise harm.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>



Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 23% Grade 1; 77% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of	-	Parcel ID: CH10

Harm of Green Belt Release		Low
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	33
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land Between 135 and 149, Histon Road, Cottenham, CB24 8UQ

**Site Reference: 40122**

**Map 163: Site description - Land Between 135 and 149, Histon Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student

	accommodation, Public open space, Recreation and leisure
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	20-40

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Within 250m of a Mineral and Waste Consultation Area</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Surface water flooding: 2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this character area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is not suitable due to it's separation from the village. This is a sensitive boundary, separating the</p>

Issue	Assessment	Comments
		new settlement from the existing Caldecote village. This would take the Major Development Site closer to the northern edge of Highfields Caldecote reducing separation to under 100m.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH7; CH6 Very High; High
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	40
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Ramphill Farm, Rampton Road, Cottenham, CB24 8TJ

Site Reference: 40151

Map 164: Site description - Ramphill Farm, Rampton Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	1.63
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential, Paddock/scrub
Proposed development	Mixed Use, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	5000
<b>Proposed housing units</b>	47

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Green</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is an isolated plot just beyond the extent of development on the opposite site of Rampton Road. However, the surrounding land has gained planning permission for residential development, and in that context impact of development would be minimal.
Biodiversity and Geodiversity	<b>Amber</b>	Application unlikely to require consultation with Natural England unless water/waste discharge of >20m <sup>3</sup> /day to

Issue	Assessment	Comments
		<p>ground or surface water. Possible remnant orchard and boundary hedgerows could be Habitats of Principal Importance/priority habitat or have high ecological value. Remainder of site likely to be of low ecological value (species-poor grassland/arable). Potential for buildings to support bat roosts.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Archaeological evaluation of the adjacent site indicates the presence of a Roman farmstead and associated activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  Electric overhead lines cross the site  Electricity pylons on site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	47

Estimated employment space (m <sup>2</sup> )	5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham, CB24 8SL

Site Reference: 40176

Map 165: Site description - Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	6.89
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	200
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Within or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (4%)  Partly in Flood Zone 3 (4%)  Surface water flooding: 3% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  11% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site lies adjacent to the Conservation Area and a designated Local Green Space at All Saints Church. Development of this site would extend the village



Issue	Assessment	Comments
		further eastward along Twenty Pence Road, however, it would also serve to link an existing satellite collection of housing and commercial development already in this area. The unit numbers proposed may prove to be high for a village edge locations and would need further work through proving layouts. Sufficient green space and green infrastructure needed where the site abuts village features such as the church/conversation area. Sympathetic design and layout should be employed to limit the scale and massing in these more sensitive locations.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Consultation with Natural England not likely to be required and designated sites unlikely to be impacted. Boundary hedgerows, pond and rough/marshy ground may qualify as Habitats of Principal Importance/priority habitat and/or habitat of high ecological value. Arable and other habitats likely to be of low ecological value, although may support farmland birds. Pond on site may have potential to support great crested newt; records within 1km.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within Designated Local Green Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on the periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Red</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Proposed development would affect the setting of the Grade I listed church. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which</p>

Issue	Assessment	Comments
		cannot be reasonably mitigated.
Archaeology	Amber	Located on the northern edge of the historic village core. Extensive late prehistoric and Roman archaeology also known in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 18% Grade 2; 80% Grade 3; 2% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

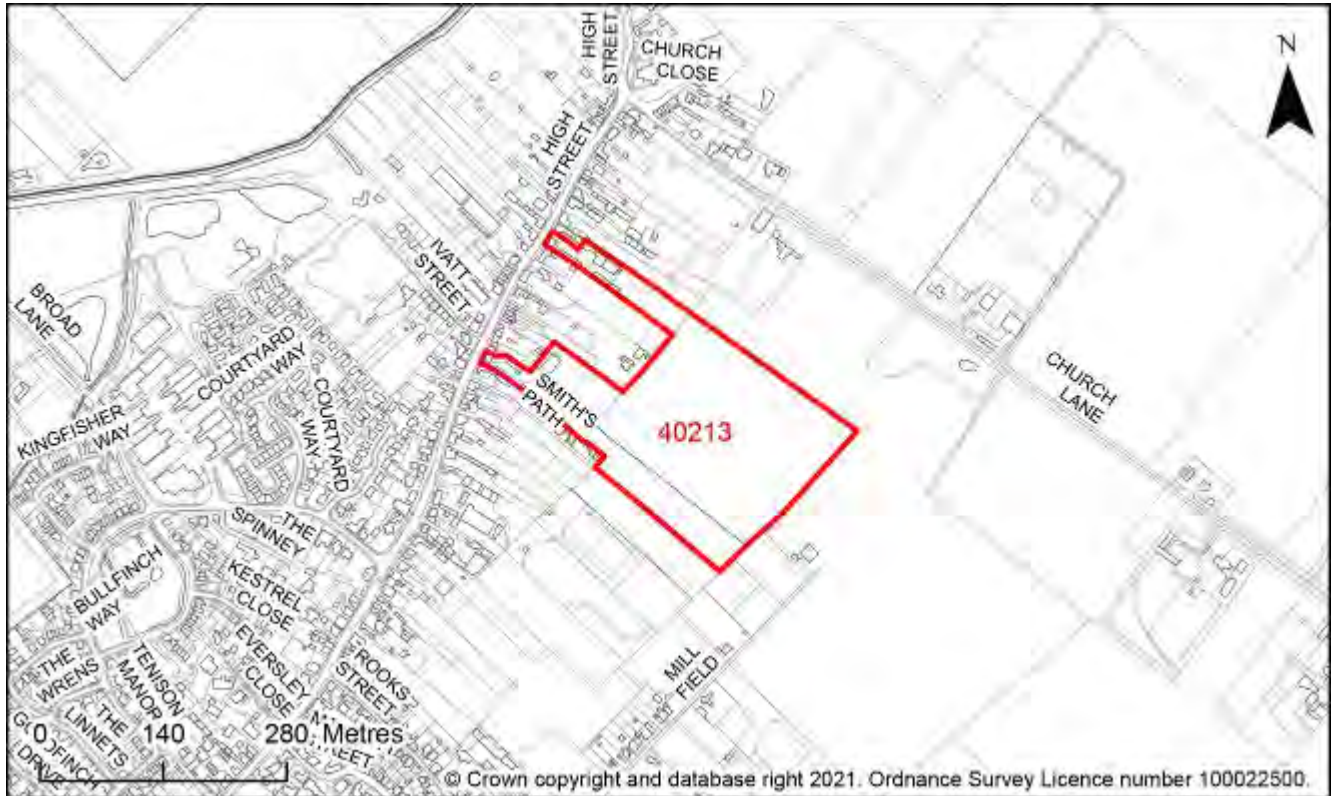
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to the rear of High Street, Cottenham, CB24 8SA

## Site Reference: 40213

Map 166: Site description - Land to the rear of High Street, Cottenham



### Site Details

Criteria	Response
Site area (hectares)	5.99
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	100-150

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Inside or Partially within a Made Neighbourhood Plan
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event  6% lies in a 1 in 100 year event  24% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands. The Site is generally typical of this character area though part of it is within the urban area of Cottenham.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development on this site should be kept contextual with the surrounding developments. Development would be required to accommodate the constraints of the Conservation Area including a robust landscape strategy to buffer long views and create a village edge while incorporating green infrastructure and open

Issue	Assessment	Comments
		space.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This site is very sensitive in terms of possible impact on the character and setting of several heritage assets. It also goes against the existing form of development in the village. There would be concerns over how a development in this area could mitigate its impact on those heritage assets. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village to the south of the medieval parish church.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Urban
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Cottenham Sawmill, Histon Road, Cottenham, CB24 8UD

Site Reference: 40218

Map 167: Site description - Cottenham Sawmill, Histon Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	1.46
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	45
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Partially within the Cambridge Greenbelt (90%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands. The Site is generally typical of this character area though more enclosed than typical  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Views towards the site from Oakington Road are open and available, however, the reasonably low profile of the current buildings as well as the dense vegetation surrounding the site, provide a suitable buffering for the site. The proposals will be a more intensive use of the site, which would be suitable if, the unit numbers are contextual to the area. However, development would intensify development in the Histon road corridor.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are records of great crested newts within the immediate vicinity. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of	-	Parcel ID: CH10; CH9

Harm of Green Belt Release		Moderate High; Low
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

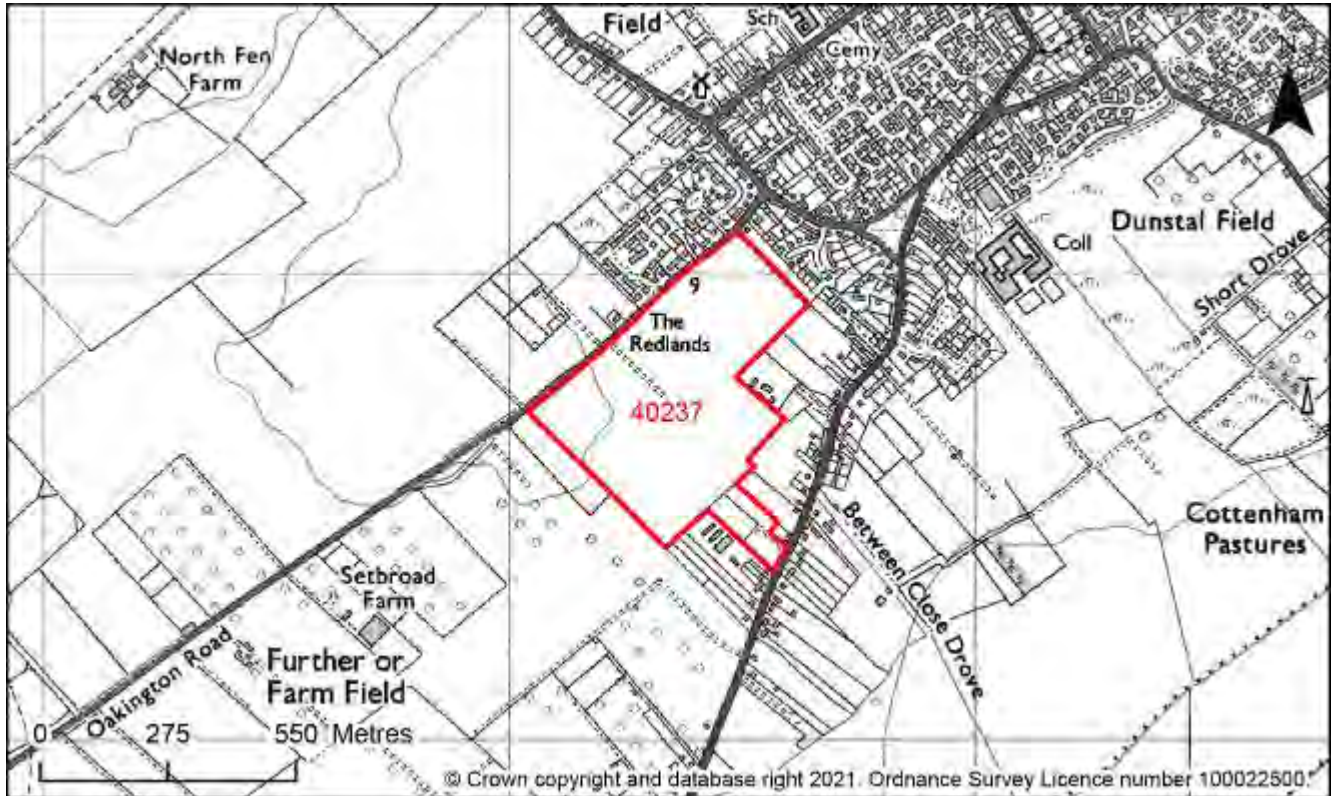
Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	45
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Histon Road, Cottenham, CB24 8UQ

Site Reference: 40237

Map 168: Site description - Histon Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	21.29
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	250



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  This very large site effectively fills a considerable gap between Oakington Road and Histon Road. The key western boundary is currently very open and allows long views towards the village and its dense edge of trees which allow filtered views of rooftops and trees. Development on this site would unalterably change the character of Cottenham, particularly on approach from the west.
Biodiversity and Geodiversity	Amber	Discharge of water or liquid waste over 20m <sup>3</sup> per day would require consultation with Natural England. No designated sites in close proximity. Boundary

Issue	Assessment	Comments
		<p>hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Majority of site is of apparent low ecological value (arable). Farmland bird populations may be present. Roosting bats may be present in building and mature trees (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The southern boundary of the Conservation Area lies to the north east of the site as do Grade II listed Moretons Almshouses. The design and height of any development will need to be considered to ensure no harm to the setting of these heritage assets.</p>
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 92% Grade 1; 8% Urban
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10; CH9; CH7 High; Moderate High; Low

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	250

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to north of Oakington Road, Cottenham, CB24 8UG

Site Reference: 40247

Map 169: Site description - Land to north of Oakington Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	23

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event 10% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. Wide and local views are extensive due to low lying nature of land and little intervening vegetation. Even with a significant reduction in residential units with landscape mitigation measures the impact would still be adverse and the measures themselves would appear incongruous to the open landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England unlikely to be required unless discharge to ground or surface water is required. No other designated sites nearby. Unlikely to be priority habitats/Habitats of Principal Importance, although drain by South East boundary and boundary trees may be of ecological value and support protected or notable species. This could reasonably be retained. Arable habitats likely of low ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to an extensive cropmark complex of Iron Age and Roman date.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>



Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, appeal dismissed (S/4548/17/OL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	23
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Beach Road, Cottenham, CB24 8AL

Site Reference: 40251

Map 170: Site description - Land at Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	2.36
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	50

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this character area though more enclosed than typical</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development of this site would continue village edge extensions along Beach Road similar in fashion to all the approach roads of Cottenham. There are some open views to the northeast and southeast. The enclosed nature of the site means that visibility is often interrupted by intervening vegetation from any long distance viewpoints. Landscape mitigation required to filter views.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England unlikely to be required unless discharge to ground or surface water is required. No other designated sites nearby. Boundary habitats including hedgerows, drains and mature trees may qualify as priority habitats/Habitats of Principal Importance, be of ecological value and support protected or notable species. These could be retained. Arable habitats likely of low ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Saxon and medieval settlement is recorded to the immediate north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development will have to consider the cumulative impacts at local junctions. The development should promote sustainable travel by high quality infrastructure. The Rampton Road/Oakington Road junction has been identified for improvements and this will need to be considered.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 63% Grade 1; 37% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

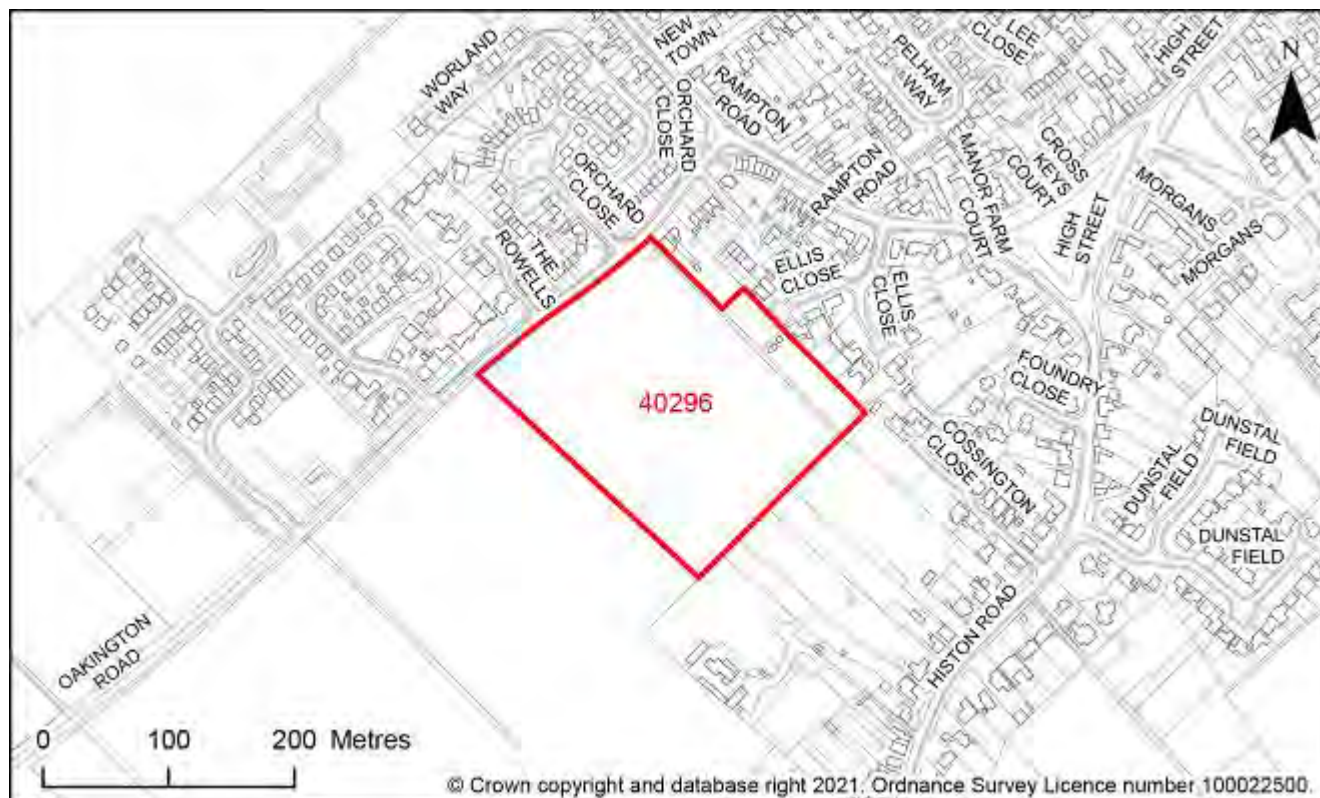
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the south of Oakington Road, Cottenham, CB24 8AD

**Site Reference: 40296**

**Map 171: Site description - Land to the south of Oakington Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	4.18
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	70
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area 88 Bedfordshire and Cambridgeshire Claylands. District Character Area : Fen Edge. Cottenham is a typical example of an area of the Cambridgeshire Claylands where it starts to merge with The Fens (NCA Area 46). The village has an older linear settlement pattern along a sprawling High Street with a nucleus green area fronted by buildings at the southwestern end. More modern building additions to the village extend the linear settlement in all directions. This character area comprises a flat and open landscape with long, exposed views good quality arable farmland with, large fields divided by drainage ditches.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is inset into the urban edge of the village. It is open and level and not well screened. Extending the urban edge of the village to the southeast would infill the gap in the urban edge. Some development is possible on site subject to being of an appropriate scale and massing and a landscape buffer will be required.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>No built heritage constraints.</p>
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Rampton Road/Oakington Road mini roundabout has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The development will have to consider capacity issues at that mini roundabout and other local junctions. Cycling from Cottenham to Cambridge via B1049 is a popular route, the Highway Authority will expect the development to promote walking and cycling with suitable infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 51% Grade 1; 49% Urban
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10  Low

### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	70
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Beach Road, Cottenham, CB24 8AL

## Site Reference: 40346

Map 172: Site description - Land at Beach Road, Cottenham

Map of site

### Site Details

Criteria	Response
Site area (hectares)	1.78
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	40

### Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

### Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this character area and part of it being orchard land is considered rare within the character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development would cause the loss of an orchard, and begin to alter the character of Beach Road. The light industrial and farm sites along Beach Road with large gaps of trees, hedges and fields which aid in transitioning the development framework of Cottenham to the countryside</p>
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Appears to be plantation woodland within site. Otherwise habitats may be of low ecological importance. Building may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>



Issue	Assessment	Comments
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The site appears unable to provide suitable inter vehicle visibility splays from anywhere along the site boundary to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 56% Grade 1; 44% Urban  Electric overhead lines cross the site
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	40
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Beach Road, Cottenham, CB24 8XP

Site Reference: 40377

Map 173: Site description - Land at Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	2.19
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	50

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Primarily outside a PVAA  NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area and part of it being orchard land is considered rare within the character area.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development would cause the loss of a small orchard, however, development would be suitable along this corridor and begin to alter the character of Beach Road. The light industrial and farm sites along Beach Road with large gaps of trees, hedges and fields which

Issue	Assessment	Comments
		aid in transitioning the development framework of Cottenham to the countryside.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Mature trees, watercourse to north and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Appears to be plantation woodland within site. Otherwise habitats may be of low ecological importance although may support farmland bird populations. Watercourse may support protected species e.g. water vole.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within Informal Open Space</p> <p>Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Potential impact to setting of Conservation Area given its close proximity. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Saxon and medieval settlement is recorded to the immediate north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development will have to consider the cumulative impacts at local junctions. The development should promote sustainable travel by high quality infrastructure. The Rampton Road/Oakington Road junction has been identified for improvements and this will need to be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High

### **Available (Outcome = **Green**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.



## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Old Highways Depot, Twenty Pence Lane, Cottenham, CB24 8SP

**Site Reference: 40384**

**Map 174: Site description - Old Highways Depot, Twenty Pence Lane, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	1500

<b>Proposed housing units</b>	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 250m of a Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 4% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies on the northern edge of the village and is a developed plot containing B1 employment uses surrounded by a simple buffer of landscape and trees against the road edge. Development of the site for

Issue	Assessment	Comments
		improved B1 uses would be suitable on this site, subject to enhanced landscaping to the southern and eastern boundaries.
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day, and any general combustion process above 50 MW energy input per day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.</p>
Archaeology	Amber	<p>Located on northern edge of medieval village core. Previous land use is likely to have impacted archaeological survival</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	1500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the north of Oakington Road, Cottenham, CB24 8TW

**Site Reference: 40417**

**Map 175: Site description - Land to the north of Oakington Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	90
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  This very edge of village location is quite isolated from other development and does not lend itself to the numbers of houses being proposed. An existing creep of development has begun to occur along Oakington Road, eroding the village approach. Currently, this ends at Clarke Close, one field away from the site. It is considered that development of this site would alter, irreversibly, the approach into Cottenham from the

Issue	Assessment	Comments
		countryside. The site would be an isolated development, separated from the village making it unsustainable.
Biodiversity and Geodiversity	Amber	<p>Discharge to ground or surface water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to a cropmark compeld of Roman settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Needs to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 96% Grade 1; 4% Grade 2
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	90

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Two Mill Field, Cottenham, CB24 8TG

Site Reference: 40419

Map 176: Site description - Land at Two Mill Field, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	3.24
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	90

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  This site is an open field on the edge of the village with a boundary which borders the rear gardens of existing dwellings in Stevens Close, abutting the Development Framework boundary. The north western and northeaster boundaries are heavily vegetated, whilst the south western boundary is open and relatively undefined. The site is visible from Rampton Road and affords some long views out towards Rampton and the west. Development on this site would require landscape mitigation measures with planting of an appropriate width to filter views from the surrounding landscape and neighbouring properties. Unit numbers

Issue	Assessment	Comments
		should reflect the edge of village rural character.
Biodiversity and Geodiversity	Amber	<p>Discharge to ground or surface water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Adjacent habitats also likely to be of ecological value e.g. watercourse so buffer area should be designed into schemes. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located to the west of Saxo-Norman settlement remains.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>



Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 43% Grade 1; 57% Grade 3
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

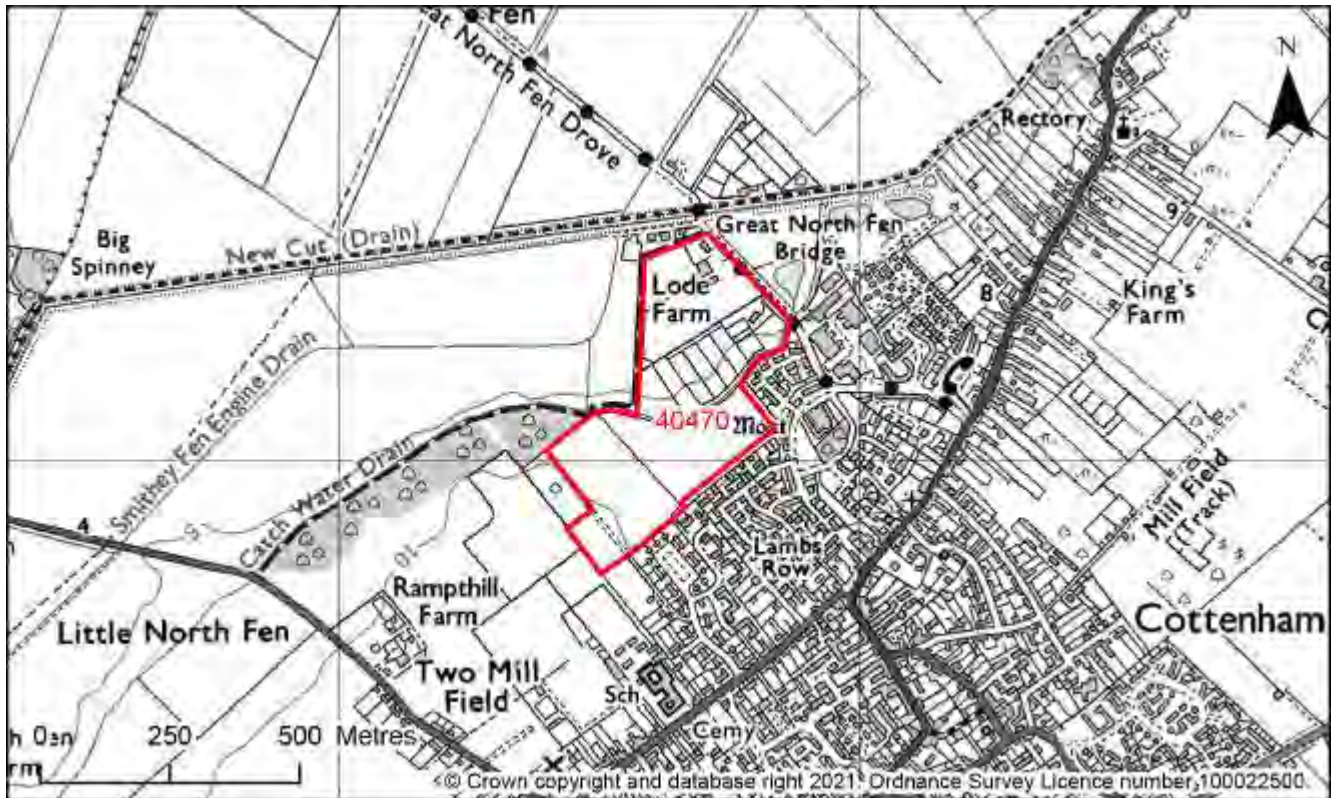
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	90

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Kingfisher Way, Cottenham, CB24 8SW

Site Reference: 40470

Map 177: Site description - Land north of Kingfisher Way, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	14.60
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	300

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (45%) Partly in Flood Zone 3 (44%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary. If developed the site would form a significant new edge for the northern side of the village. Due to the impacts

Issue	Assessment	Comments
		on NCA, development for the site is not considered appropriate
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. The site is approximately 30m from The Moat CWS, which has been designated for its large population of breeding GCN; therefore, it is likely any development will require a Natural England Licence to proceed. There is a large area of floodplain grazing marsh to the north of the site. This area has not been ground-truthed; however, surveys will be necessary to determine if this priority habitat is present on site. There is a ditch that runs through the centre and along the southern boundary of the site that will require survey and probable mitigation. The southern section of the site appears to be rank grassland with areas of scrub which may also be classified as priority habitat once surveys are undertaken. There are no other apparent priority habitats within the site; however, there are buildings, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within Designated Local Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on a protected open space designation.</p>
Historic Environment	Green	<p>Within 100m of a Scheduled Monument</p> <p>Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably</p>

Issue	Assessment	Comments
		mitigated8.
Archaeology	Amber	Located adjacent to an area of Saxon and medieval settlement including a scheduled moated site
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 18% Grade 1; 2% Grade 2; 80% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No



Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

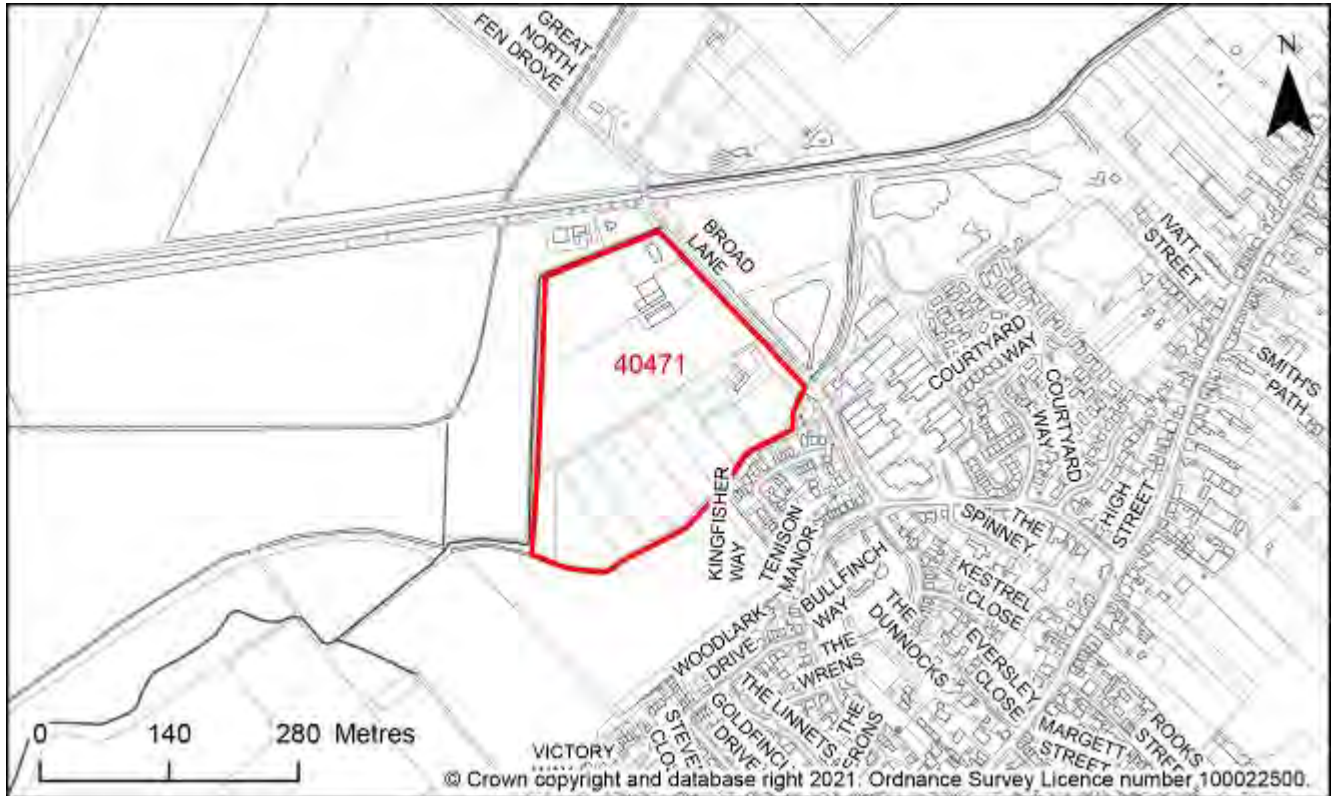
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	300
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land west of Broad Lane, Cottenham, CB24 8SW

Site Reference: 40471

Map 178: Site description - Land west of Broad Lane, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	7.19
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (91%) Partly in Flood Zone 3 (90%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary. If developed the site would form a significant new edge for the northern side of the village. Due to the impacts

Issue	Assessment	Comments
		on NCA, development for the site is not considered appropriate
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. The northern section of the site has been highlighted by Natural England as potential floodplain grazing marsh and will require investigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to an area of Saxon and medieval settlement including a scheduled moated site
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 5% Grade 2; 95% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	The site should be retained through the existing policy framework.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# Land off Kingfisher Way, Cottenham, CB24 8SW

Site Reference: 40472

Map 179: Site description - Land off Kingfisher Way, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	3.68
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	80



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (83%)  Partly in Flood Zone 3 (80%)  Surface water flooding: 1% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary.  If developed the site would form a significant new edge for the northern side of the village. Due to the impacts

Issue	Assessment	Comments
		on NCA, development for the site is not considered appropriate
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	Development of the site could have a detrimental impact on the setting of listed buildings on the adjacent site, including the adjacent Grade II* vicarage. The impacts would be dependent on the siting, number and scale.
Archaeology	Amber	Located to the north of a Scheduled medieval moated site and associated settlement.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site would need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	22
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Dataracks, Stagwood House, Beach Road, Cottenham, CB24 8FP

**Site Reference: 40556**

**Map 180: Site description - Dataracks, Stagwood House, Beach Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	3.64
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/Industrial
Proposed development	Non-Residential, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m²)</b>	12000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area though more enclosed than typical Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Views towards this site from around are available and open, however, views into the site are not possible due

Issue	Assessment	Comments
		<p>to the surrounding boundary vegetation. The site is isolated about 0.5km away from the edge of the village.</p> <p>The proposed B1/B2 uses are potentially suitable however, will be dependent to some extent on non-sustainable transport options. Equally, the isolation of the site must be taken into consideration for suitability for further development.</p> <p>Boundaries will be required to maintain and strengthen buffer plantings and sufficient space should also be reserved within the site for large species trees to be planted.</p>
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution, any general combustion processes above 50MW input, and any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Roman and medieval archaeology is recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Red	<p>Remote from Cottenham and very unsustainable. Need to consider walking and cycling links to Cottenham with potential Passenger Transport infrastructure improvements.</p> <p>Transport Assessment and Travel Plan required.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	Amber	<p>Mostly agricultural, small area of commercial use, minor contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1 Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	12000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 60 Beach Road, Cottenham, CB24 8RG

Site Reference: 44398

Map 181: Site description - 60 Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup>/day will require consultation with Natural England. Otherwise, unlikely to impact on designated sites. Grassland/habitat quality will need to be assessed. Boundary features e.g. hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and may support protected or notable species. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75



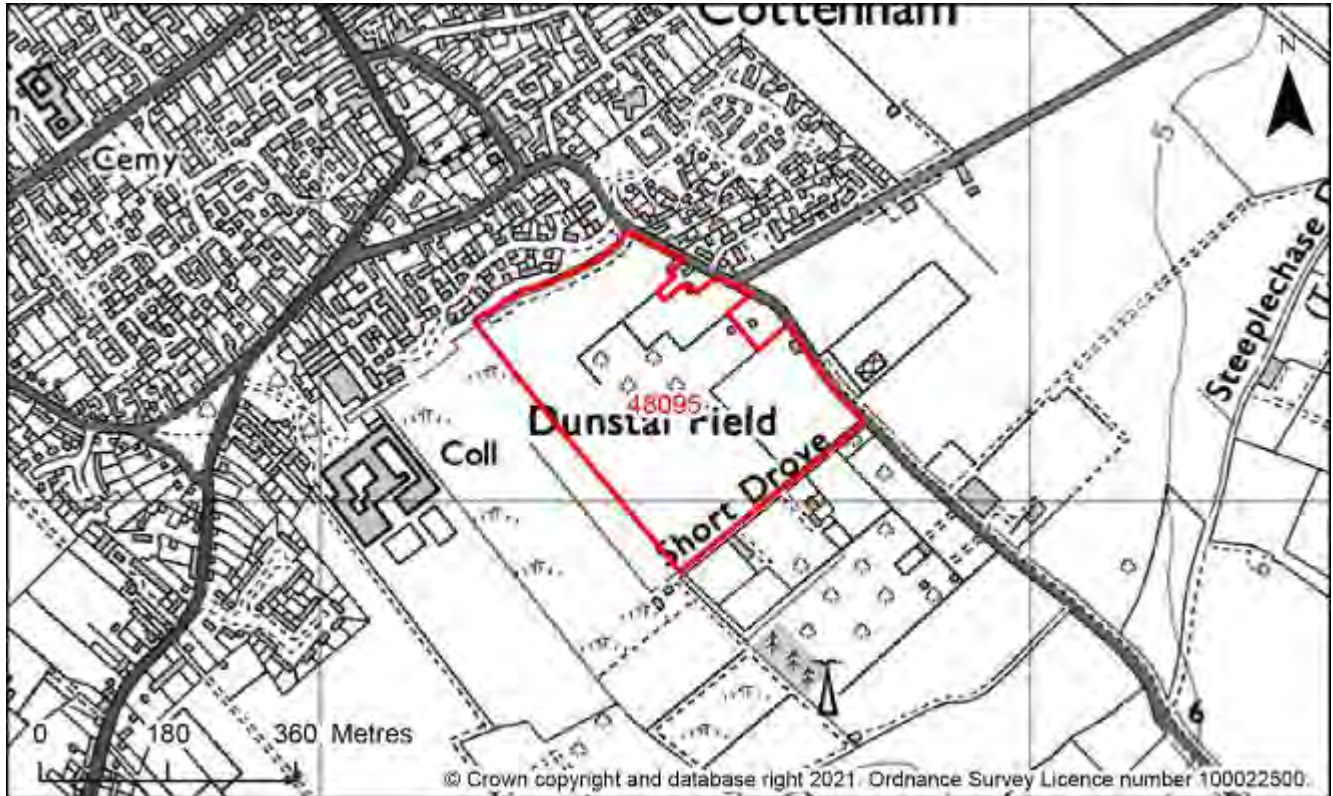
Development completion timescales (years)
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0-5 Years
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# Land at Beach Road, Cottenham, CB24 8RG

Site Reference: 48095

Map 182: Site description - Land at Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	12.95
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is in a rural location abutting and outside the settlement framework. Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear

Issue	Assessment	Comments
		inconsistent with the surrounding landscape character.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup>/per day would require consultation with Natural England. Mature trees, orchard/woodland, watercourses/drains and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Arable habitats may be of low ecological importance, but may support farmland bird populations. Buildings may support roosting bats (if suitable). Watercourses may support protected species such as water vole. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies, although small number of units may be accommodated in less ecologically valuable habitats.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on the setting of the conservation area. The site abuts the conservation area and the rural outlook at this point is part of its character. The level of impact is dependent on the scale, design and layout.</p>
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 59% Grade 1; 41% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

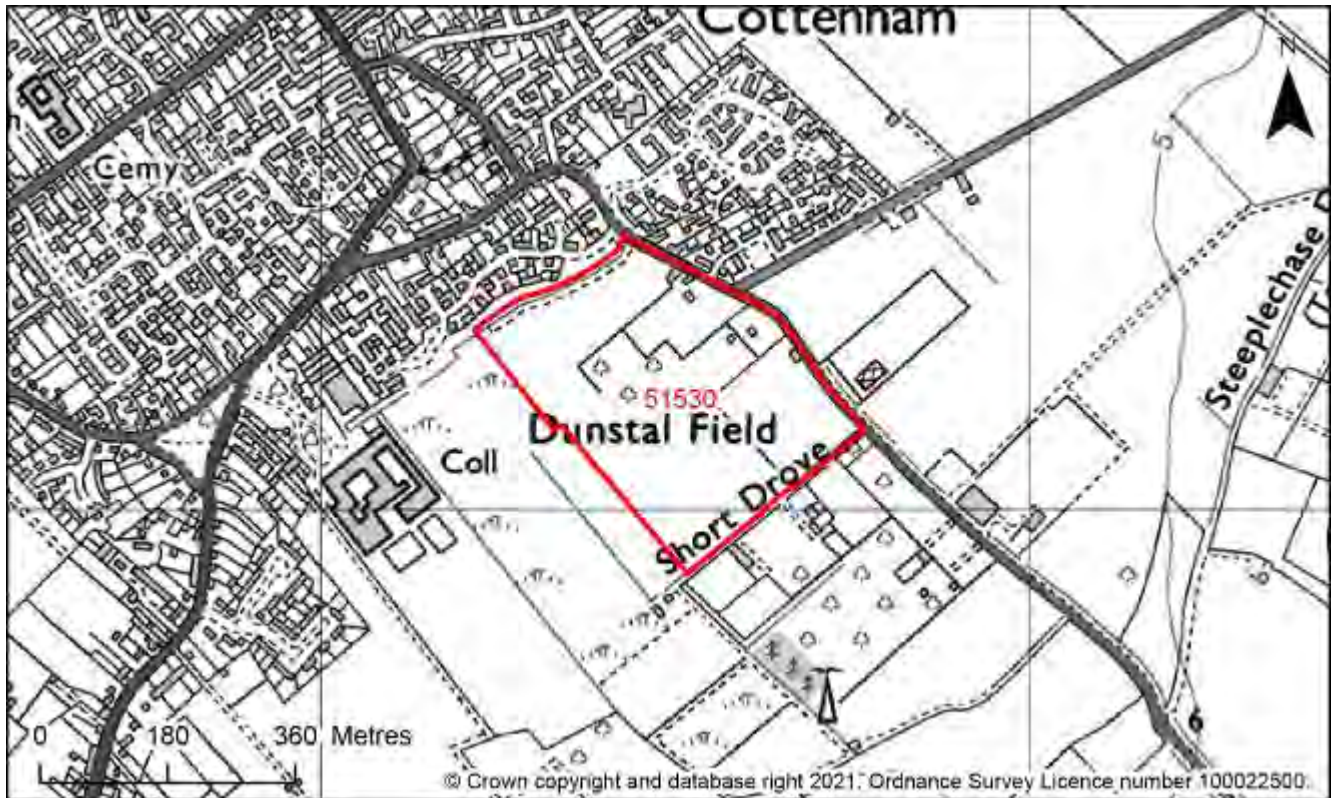
Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the west of Beach Road, Cottenham, CB24 8RG

Site Reference: 51530

Map 183: Site description - Land to the west of Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	13.35
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-



<b>Proposed housing units</b>	300
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is outside and abutting the settlement framework. Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units

Issue	Assessment	Comments
		landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Mature trees, orchard/woodland, watercourses/drains and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Arable habitats may be of low ecological importance and may support farmland bird populations. Buildings may support roosting bats (if suitable). Watercourses may support protected species such as water vole. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies, although a small number of units may be accommodated in less ecologically valuable habitats.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The Conservation Area boundary is to the north of the site and any development will need to be appropriate in design, scale and massing to ensure the setting of the Conservation Area is not detrimentally affected.</p>
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	Amber	<p>Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 55% Grade 1; 45% URban  Overhead telephone cables cross the site
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	300
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to the south west Short Drove, Cottenham, CB24 8RW

**Site Reference: 51583**

**Map 184: Site description - Land to the south west Short Drove, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	1.84
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Residential care home, Student accommodation, Custom or self build housing

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  5% lies in a 1 in 100 year event  14% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is a small rectangular field in a remote setting, accessed via a narrow unpaved track called Short Drove. The site is not particularly visible from surrounding areas due to the level of enclosure and

Issue	Assessment	Comments
		remoteness from any publicly accessible roads. This remoteness would make the siting of development of poor quality and disconnected from the village of Cottenham.
Biodiversity and Geodiversity	Amber	<p>Discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Boundary hedgerows and watercourse may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric or Roman date are recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no</p>

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH2; CH4; CH3 Moderate High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20

Estimated dwelling units	36
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Beach Road, Cottenham, CB24 8AL

Site Reference: 51618

Map 185: Site description - Land off Beach Road, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	1.17
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 7% lies in a 1 in 100 year event</p> <p>31% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development upon this site would have a significant adverse impact upon the landscape character. Residential units would be incongruous, not reflect the existing settlement pattern and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character. The isolation the site has from nearby carriageways further exacerbates this assessment of development potential for this site.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats may be of low ecological importance, but may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 1; 99% Urban
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2  Moderate High
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75



Development completion timescales (years)
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0-5 Years
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# Land off Short Drove, Cottenham, CB24 8AL

Site Reference: 51619

Map 186: Site description - Land off Short Drove, Cottenham



## Site Details

Criteria	Response
Site area (hectares)	2.45
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	45

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is in a rural location outside the settlement framework and within the Green Belt. Development upon this site would have a significant adverse impact upon the landscape character and village edge views. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and represent an encroachment into the landscape. Even with a significant reduction in residential units, landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats may be of low ecological importance, but may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 1; 1% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of	-	Parcel ID: CH1; CH2  Moderate High

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	45
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham, CB24 8FP

**Site Reference: 51650**

**Map 187: Site description - Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham**



## Site Details

Criteria	Response
Site area (hectares)	2.85
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	10000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Fen Edge  The site is generally typical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is well outside of the Development Framework



Issue	Assessment	Comments
		Boundary and therefore mainly considered to be in the countryside. The village approaches are valued as part of the character of Cottenham. The site falls beyond the boundary of the existing adjacent commercial plot and further out into the countryside. Due to the presence of potential development so far out of the settled part of the village and the impact on the NCA it is considered impacts would be significant.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary hedgerows and orchard may qualify as Habitats of Principal Importance/be of high ecological value and should be retained in the first instance. Arable habitats likely to be of low ecological importance, but may support farmland bird populations. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>As the site is located on the edge of the village, the development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, this should be promoted. There are several committed/allocated sites in Cottenham which will need to be considered; some local junctions are nearing capacity with little room to improve the capacity. The site, therefore, must achieve a high sustainable mode share. The site will have to undertake capacity assessments along the B1049 and at local junctions.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Not suggested for residential use therefore likely low traffic impact on AQMA

Issue	Assessment	Comments
Contamination and Ground Stability	Green	Non- residential use proposed.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1 Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

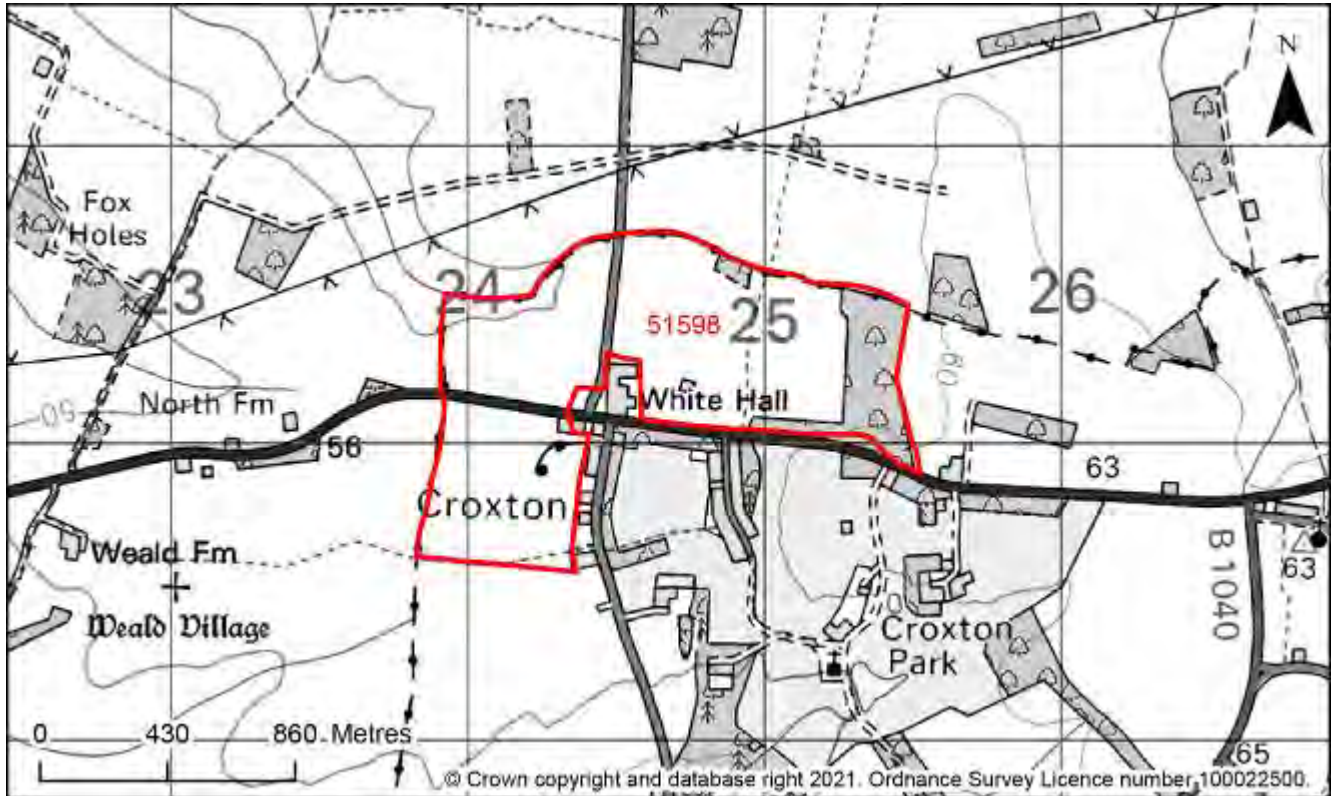
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Croxton, PE19 6SS

Site Reference: 51598

Map 188: Site description - Land at Croxton



## Site Details

Criteria	Response
Site area (hectares)	104.43
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Education
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
Proposed housing units	1750

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 30 year event  5% lies in a 1 in 100 year event  12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development upon this site would have a significant adverse impact upon the landscape character and the settlement of Croxton. Development would erode the rural characteristics of the landscape character area, encroach and urbanise the countryside and not respect the rural settlement characteristics of Croxton. Even with a reduction in residential numbers with landscape mitigation measures the impact would still be significant adverse and permanent.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Discharge to ground or surface water of more than 20m<sup>3</sup>/day will require consultation with Natural England. Woodland, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic. Arable habitats are likely to be of low ecological value, although may be suitable for farmland birds. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>The site wraps around and is within the setting of Croxton Grade II* Historic Park &amp; Garden, the large area of Croxton Scheduled Monument, the Conservation Area, and multiple Grade II and Grade II* Listed Buildings. The location is highly sensitive, and any development must incorporate a very large buffer. The A428 does not provide a meaningful separation or buffer. A Landscape &amp; Heritage Visual Impact Assessment would be required. It is likely that development would only be possible in the far north and west of the site, with appropriate landscape and screening to mitigate impact.</p>
Archaeology	Amber	Extensive evidence of Iron Age and Roman activity is recorded in the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	1750
Estimated employment space (m <sup>2</sup> )	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land south of A428, Croxton, PE19 6SX

## Site Reference: 56133

Map 189: Site description - Land south of A428, Croxton



## Site Details

Criteria	Response
Site area (hectares)	11.63
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	350

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is atypical of the landscape character. The site has a parkland character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development upon this site would have a significant adverse impact to the local landscape character. it would be an encroachment into the countryside, urbanisation of the rural landscape, permanent and significantly enlarge the village of Croxton. Development would also erode the special character and distinctiveness of the historic park and garden. Even with a reduction in residential units the harm would still be significantly adverse, incongruous and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	<b>Red</b>	<p>Within a Wildlife Site</p> <p>All new residential developments would require an assessment of recreational impact on nearby SSSIs. Any discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Entire site is within Croxton Park County Wildlife Site, comprising Habitats of Principal Importance, so development at this site would be unacceptable. Protected and notable species are also likely to be present.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Registered Park and Garden</p> <p>Within 100m of a Scheduled Monument</p> <p>Within or Partially within a Conservation Area</p> <p>The site is Immediately adjacent to conservation area and curtilages of Grade II listed buildings. Development could have a harmful impact on Conservation Area and setting of Listed Buildings if it is visible through spaces in High Street. Landscaping and layout are key to avoiding this.</p>
Archaeology	<b>Amber</b>	Located adjacent to the designated site of Croxton Deserted Medieval village
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Need for significant new highway infrastructure to access A428. Need to link to new walking, cycling and Passenger Transport infrastructure to St Neots and Cambridge (GCP schemes).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	174
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# Land west of Church Lane, Croydon, SG8 0DX

Site Reference: 40400

Map 190: Site description - Land west of Church Lane, Croydon



## Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Croydon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	42

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge bordering the Western Claylands  The Site is generally typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Due to the particularly good views, mitigations of various types may be required to ensure that visibility is mitigated for long views towards the site and that the development can be integrated it into the village context as well as maintaining some views outwards for potential residents. It is likely that unit numbers will require adjustment to suit the rural village character of Croydon. The development must include landscape mitigation at an appropriate width to filter views from the surrounding landscape or from neighbours. Sufficient space for tree planting within the site will be required to ensure that mitigation against the slope is

Issue	Assessment	Comments
		achieved.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all new large non-residential developments, outside of current settlements in excess of 1 ha will require consultation from Natural England. There are no apparent priority habitats within the site; however, there are grasslands, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have an adverse impact on the setting of the Grade II* listed church on lower ground to the south of the site. The development would also be over intensive for the character of the location. Such impacts could not be reasonably mitigated.</p>
Archaeology	Amber	Located in the medieval core of the village, adjacent to the medieval parish church and earthwork remains of the shrunken village.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for</p>

		growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	18

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Park Street, Dry Drayton, CB23 8DA

Site Reference: 40259

Map 191: Site description - Land at Park Street, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	1.78
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	22-30

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to village edges.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site, if developed, would insert development off the street edge and into a large area of green space between the High Street and Park Street. As a small Group Village the scale of the potential development would alter the character of the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary trees and hedgerows and adjacent woodland



Issue	Assessment	Comments
		<p>may qualify as Habitats of Principal Importance/priority habitats and be of ecological value. Grassland diversity will need to be assessed. Great crested newt records for site and ponds within 50m.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the eastern end of the site would have a major impact on the setting of the adjacent listed building; however, the impact could be mitigated with a carefully-considered layout, accommodating open space in this area, and appropriate landscaping measures.</p>
Archaeology	Amber	<p>Previous archaeological evaluation has identified features of archaeological significance in the area</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 69% Grade 2; 32% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH4  Low
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

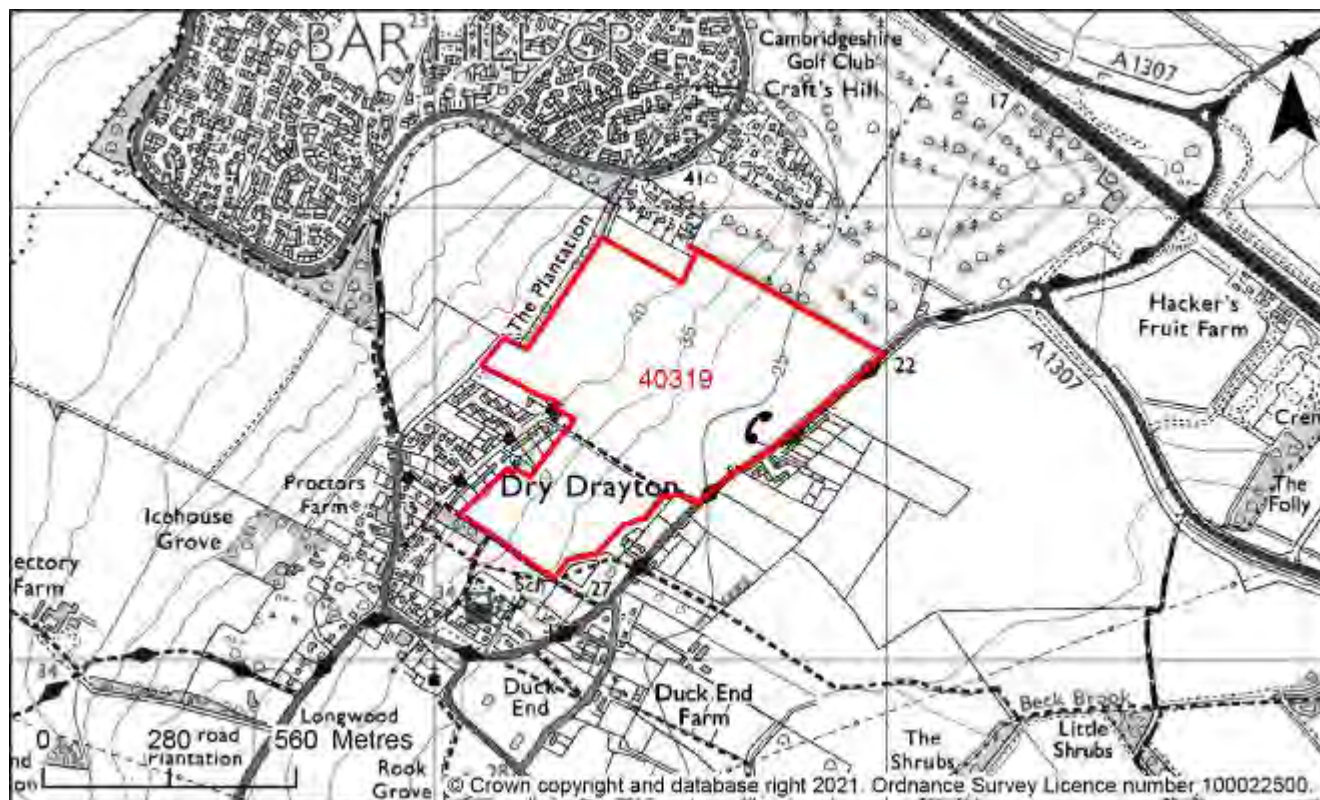
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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# Land to the west of Oakington Road, Dry Drayton, CB23 8DE

**Site Reference: 40319**

**Map 192: Site description - Land to the west of Oakington Road, Dry Drayton**



## Site Details

Criteria	Response
Site area (hectares)	34.60
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	1000
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development as proposed would have a significant adverse effect to the landscape character. It would be an encroachment into the countryside and amalgamation of two villages. Even with landscape mitigation measures the harm would be unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site lies adjacent to several ditches and watercourses which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the edge of the historic core of the village adjacent to earthworks of the shrunken medieval village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested. The location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428.</p> <p>The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future. The applicant will also have to consider GCP mass transit proposals and how the site can connect.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3; BH4; BH5; BH6  High; Moderate High; High; Low

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	1000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# Land off Cotton's Field, Dry Drayton, CB23 8DG

Site Reference: 40388

Map 193: Site description - Land off Cotton's Field, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	1.50
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	16

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to village edges.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site, if developed, would insert development off the street edge and into a large area of green space between the High Street and Park Street. As a small Group Village the scale of the potential development would alter the character of the village. However, due to the presence of acceptable access and the presence of additional separation land between the High Street and Park Street and sympathetic and village context led development may be acceptable, supported by

Issue	Assessment	Comments
		contextual edge treatments and tree planting.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 2 - A14 West</p> <p>Limited capacity for growth</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH4 Low

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	16
Estimated employment space (m <sup>2</sup> )	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Park Lane, Dry Drayton, CB23 8DB

Site Reference: 40530

Map 194: Site description - Land at Park Lane, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 14% lies in a 1 in 100 year event  37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to village edges.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development of this site, to the east of the village will introduce development into an area characteristic of the Landscape character of the area and therefore causing harm. The development of the site also would have a harmful impact on the surrounding NCA and alter the character of the village approach as well as the surrounding countryside

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and trees on site are likely to have ecological value and may qualify as Habitats of Principal Importance. Ponds in close proximity (within 250m) with known great crested newt populations. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Listed Asset on-site</p> <p>The site and its access are both key aspects of the settings of View Farm and White Cottage. Development on this site would be impossible to accommodate without compromising to a serious degree the quiet rural setting of the listed buildings, including views from and containing the buildings, and negatively affecting the historic character of this part of Dry Drayton.</p>
Archaeology	Amber	Located in the medieval village core to the east of the earthworks of the shrunken medieval village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West

		Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH5 Moderate High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

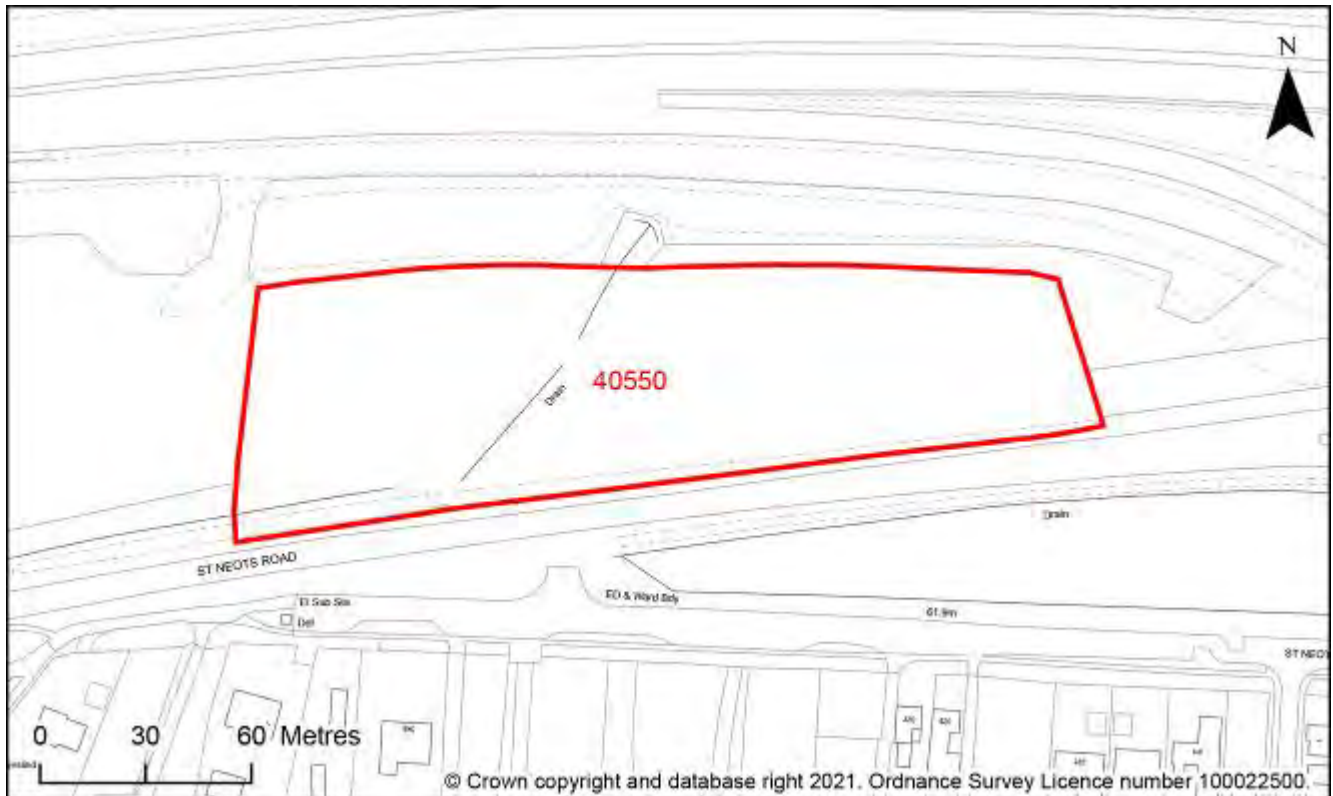
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	15

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land between A428 and St Neots Road, Hardwick, CB23 8AY

**Site Reference: 40550**

**Map 195: Site description - Land between A428 and St Neots Road, Hardwick**



## Site Details

Criteria	Response
Site area (hectares)	1.44
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	2000
<b>Proposed housing units</b>	-

## Site Assessment Summary

<b>Criteria</b>	<b>Outcome</b>
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

<b>Issue</b>	<b>Assessment</b>	<b>Comments</b>
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 12% lies in a 1 in 30 year event  24% lies in a 1 in 100 year event  41% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to an open landscape with woodland adding to the distinct character of the landscape setting.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is scrubland located in the middle of two roads. This outer village location for employment purposes appears to be suitable due to its detachment



Issue	Assessment	Comments
		from the village. The woodland strip along St Neots Road presents an opportunity afforded to existing screening. This site is in a visibly open space and the implementation of green infrastructure will be key. An appropriate landscape strategy is to be implemented
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Investigated as part of the A428 improvements
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	Green	<p>Non- residential use proposed.</p>

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the north of High Street, Dry Drayton, CB23 8EG

Site Reference: 47868

Map 196: Site description - Land to the north of High Street, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	4.10
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	40-70

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is in a rural location outside the village settlement framework. Wide views are negligible and local views are filtered due to boundary hedgerows. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, a permanent urbanisation of the rural landscape and reduce the

Issue	Assessment	Comments
		landscape buffer between Bar Hill and Dry Drayton. A significant reduction in residential units with landscape mitigation may be acceptable.
Biodiversity and Geodiversity	Amber	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Boundary and adjacent hedgerows, woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 600m.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the north of the historic village core with evidence for medieval activity recorded to the south.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered as part of any future access improvements. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth; the location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428. The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals (or equivalent) and how the site can sustainably connect to it.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>



Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3  High; Moderate High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	70
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the west of Searles Meadow, Dry Drayton, CB23 8BW

**Site Reference: 48058**

**Map 197: Site description - Land to the west of Searles Meadow, Dry Drayton**



## Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	10-20
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development upon this site would have a neutral impact upon the landscape character and with careful landscape mitigation measures development would be beneficial. Typical landscape measures would include the following: existing landscape boundaries to be protected and retained both around the perimeter and within the site, development pattern to reflect the existing settlement layout, buildings to be offset from the western boundary, the existing drain to the

Issue	Assessment	Comments
		protected and retained and heights of new build to reflect adjacent properties
Biodiversity and Geodiversity	Amber	<p>All residential developments would require consideration of residential impact on nearby and adjacent SSSIs. Boundary hedgerows, watercourses and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Buildings may support roosting bats (if suitable). Great crested newt records within 500m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the western edge of historic village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase I likely.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West

		Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	20

Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Scotland Farm, Dry Drayton, CB23 8AU

Site Reference: 51607

Map 198: Site description - Scotland Farm, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	11.42
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Healthcare, Retail

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	10000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (89%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Lies within 10m of a TPO  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to a predominantly open and intensive arable landscape with fields bounded by open ditches  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is located to the east of Scotland Road and comprises large commercial buildings on farmland and grassland parcels divided by a drain. The proposed non-residential use would be appropriate for the

Issue	Assessment	Comments
		commercial site and surroundings. Units should be in keeping with the general low density of surrounding development and retention of trees and hedgerows is encouraged, with additional tree planting to further reflect the local character of the area.
Biodiversity and Geodiversity	Green	<p>Unlikely to be any impact on designated sites for nature conservation. Wooded copses, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of known Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; OA11  Very High; High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land on the north side of Madingley Road, Dry Drayton, CB22 8DB

**Site Reference: 55106**

**Map 199: Site description - Land on the north side of Madingley Road, Dry Drayton**



## Site Details

Criteria	Response
Site area (hectares)	2.48
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential or Non-Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	12500
<b>Proposed housing units</b>	20-30

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 37% lies in a 1 in 30 year event  56% lies in a 1 in 100 year event  94% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Western Claylands  The site is atypical of the gently undulating topography and open and intensive arable landscape, but it is typical of being bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Woodlands are scattered and adjacent to the site.



Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site would be isolated and considerably distant from the main settlement of Dry Drayton. The eastern edge of Dry Drayton plays an important role in retaining the separation between Cambridge and the village and therefore is not appropriate for development</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Species data shows that there are great crested newts recorded in a pond to the west, there is a brook adjacent to the eastern boundary that will also require survey and probably mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, scrub, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Green</b>	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	<b>Amber</b>	Cropmarks of probable prehistoric enclosures known in the vicinity
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH6  High

### Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.

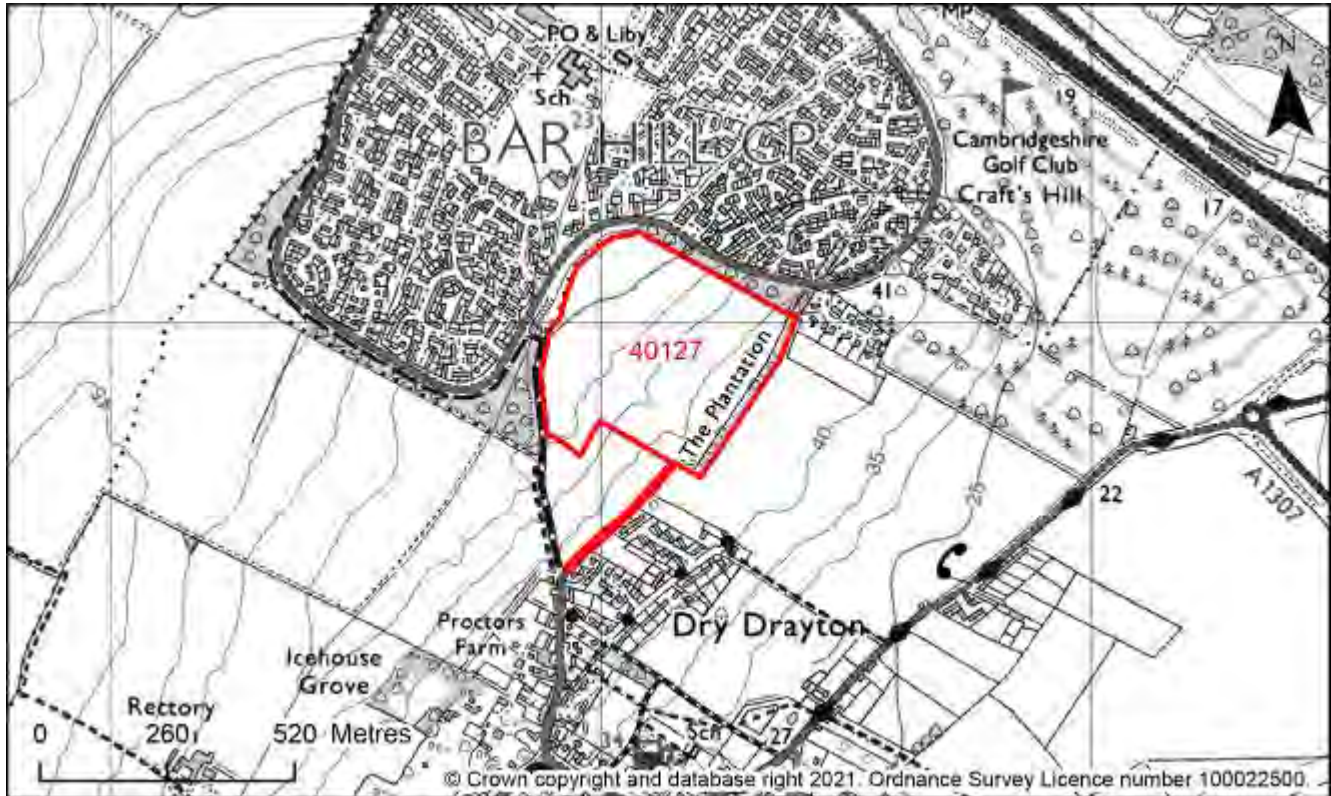
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	12500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Crafts Way, Bar Hill, CB23 8TP

Site Reference: 40127

Map 200: Site description - Land south of Crafts Way, Bar Hill



## Site Details

Criteria	Response
Site area (hectares)	17.00
Parish or Ward	Dry Drayton CP; Bar Hill CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Education, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	430

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (9%)  Partly in Flood Zone 3 (9%)  Surface water flooding: 1% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands, the site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  Development upon this site would have a significant impact to the settlement pattern of Bar Hill and Dry Drayton. Development would practically amalgamate the villages and encroach significantly into the countryside. The rural buffer between the villages will be permanently removed.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Loated on the northern edge of the historic village of Dry Drayton
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth; the location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428.</p> <p>The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals (or equivalent) and how the site can sustainably connect to it.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 72% Grade 2; 28% Urban  Telecommunications pole within the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3  High; Moderate High

## Available (Outcome = **Amber**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. Access to the site would be via third party.
Are there known legal or ownership impediments to development?	Yes - Access to the site would be via a third party.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

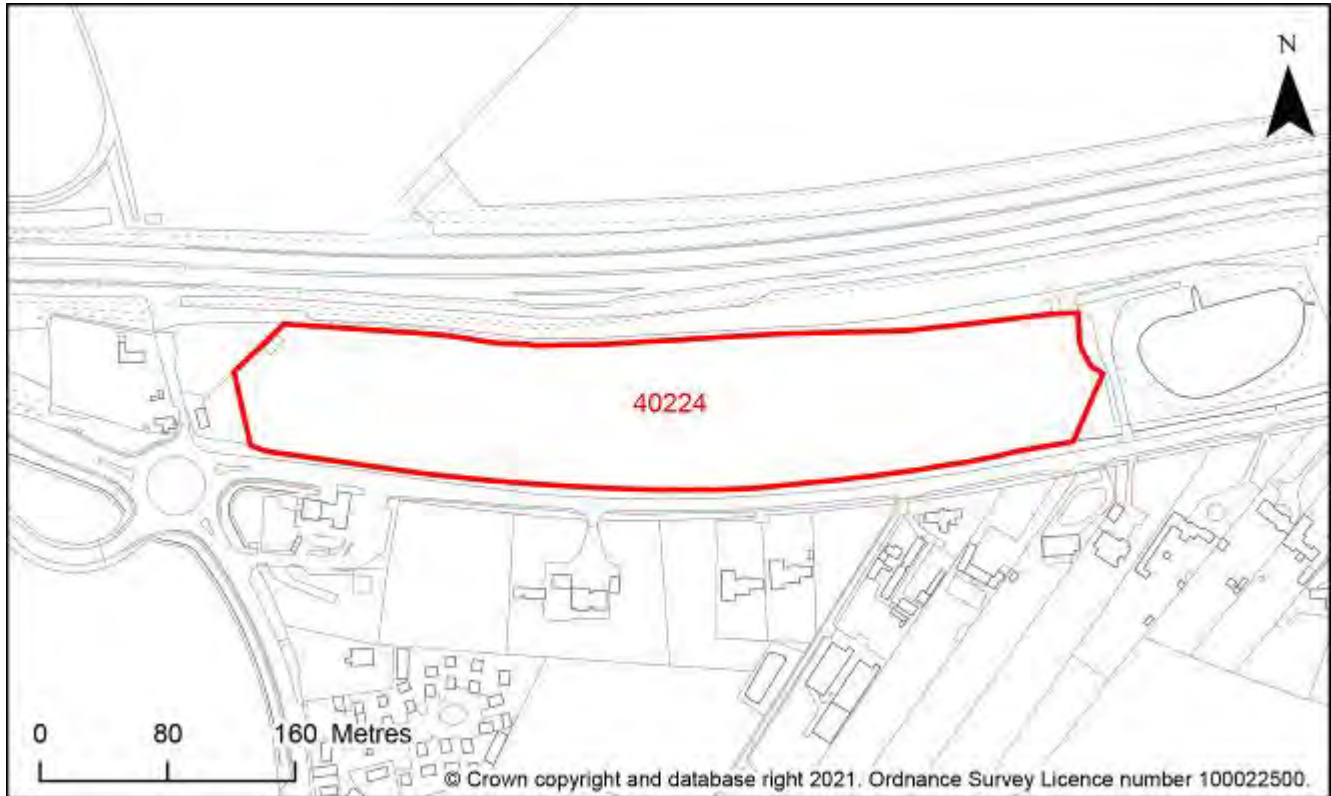
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	430
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to the north of St Neots Road, Hardwick, CB23 8AY

Site Reference: 40224

Map 201: Site description - Land to the north of St Neots Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	4.62
Parish or Ward	Dry Drayton CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	8000

<b>Proposed housing units</b>	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to an open landscape with woodland adding to the distinct character of the landscape setting.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is scrubland located in the middle of two roads. This outer village location for employment purposes appears to be suitable due to its detachment from the village. The woodland strip along St Neots Road presents an opportunity afforded to existing screening. This site is in a visibly open space and the implementation of green infrastructure will be key. An appropriate landscape strategy is to be implemented

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Roman settlement excavated in advance of A428 road improvements
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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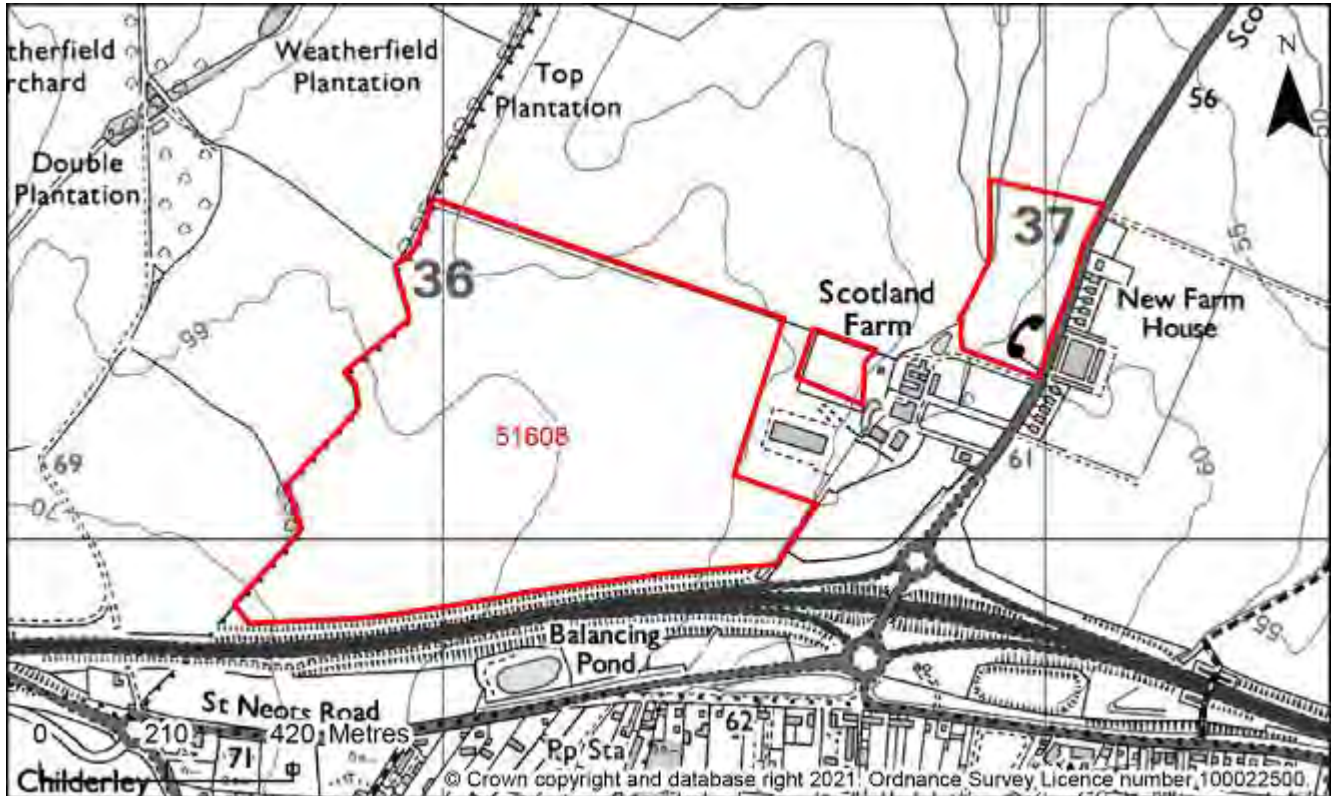
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Scotland Farm, Dry Drayton, CB23 8AU

Site Reference: 51608

Map 202: Site description - Scotland Farm, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	46.42
Parish or Ward	Dry Drayton CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	46450
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  7% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to a predominantly open and intensive arable landscape with fields bounded by open ditches  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  This is a large site outside the Development

Issue	Assessment	Comments
		Framework Boundary. The proposed non-residential use would be appropriate for the commercial site and surroundings. Units should be in keeping with the general low density development in the area; however, this may be difficult to achieve given the size of the site, without the implementation of landscape mitigation measures. Retention of trees and hedgerows is required, and a significant landscape buffer must be implemented along the southern boundary of the southern parcel to reduce the noise impact from the A428.
Biodiversity and Geodiversity	Amber	<p>Any development likely to result in air pollution or resulting in air pollution, large-scale composting or combustion would require consultation with Natural England. Boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protection or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 500m to south.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Red	Cropmarks show extensive multi period remains throughout the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Green</b>	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	<b>Green</b>	No prior history of development.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	46450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the west of Scotland Road, Dry Drayton, CB23 8AR

Site Reference: 40317

Map 203: Site description - Land to the west of Scotland Road, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	267.16
Parish or Ward	Dry Drayton CP; Childerley CP; Lolworth CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement / Transport corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	8000

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Amber</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 4% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded



Issue	Assessment	Comments
		<p>Claylands</p> <p>A large site located to the south of the village of Dry Drayton. Wide and local views are high due to rolling nature of landscape and lack of intervening vegetation. Development would be permanent, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers and landscape mitigation measures the proposed development would still have an adverse impact to the landscape character and views.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There maybe areas of priority deciduous woodland within the boundaries of the sites which are registered on the 2014 National Forest registry. There also appears to be a watercourse that runs from the farm in the south to the northern boundary. The farm complex itself does have ponds that may require further assessment for protected species. There are no other apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, ditches, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Extensive settlement of Iron Age and Roman date is recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A428 links and junction. Need for significant new Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Amber)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

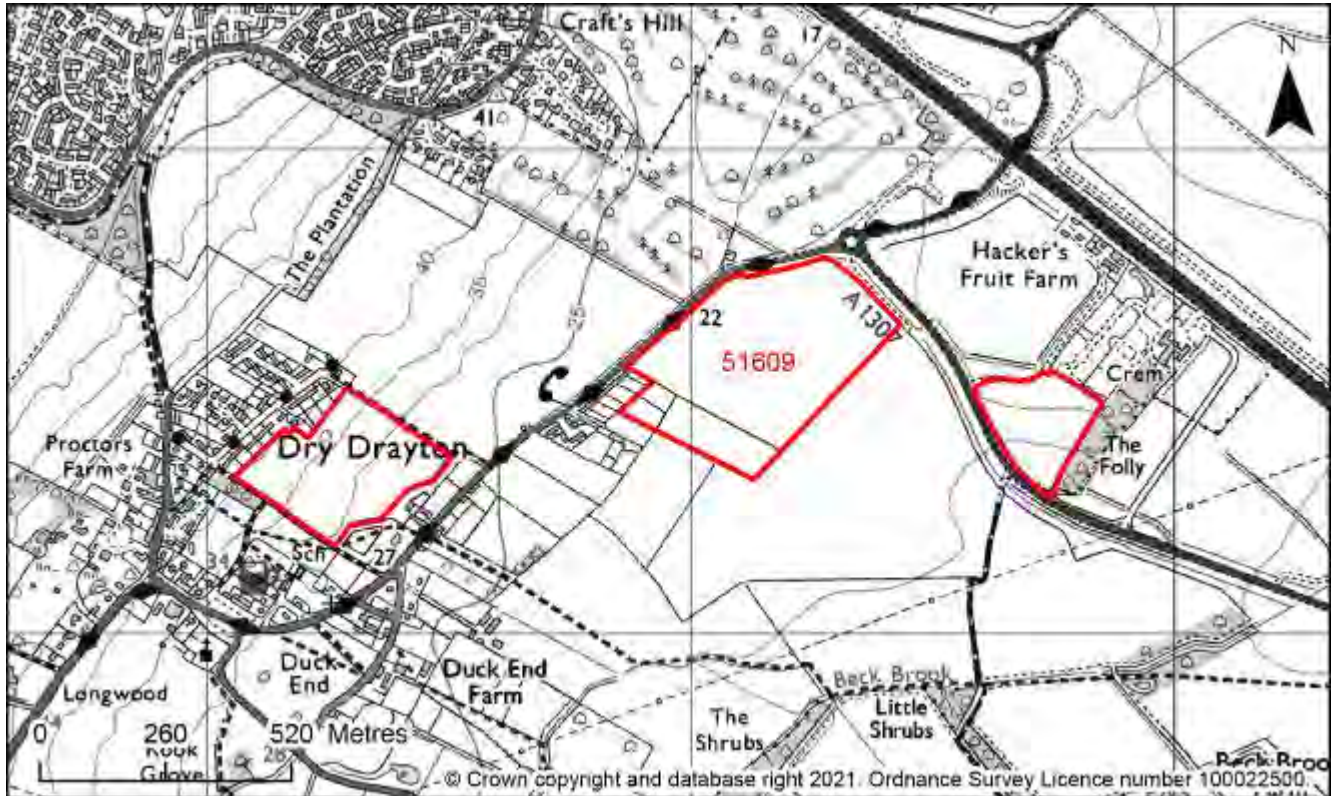
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	8000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land north of Dry Drayton, CB23 8AU

Site Reference: 51609

Map 204: Site description - Land north of Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	26.04
Parish or Ward	Dry Drayton CP; Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Education, Public open space, Recreation and leisure, Healthcare, Hotel
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands  The site is generally typical of the character in relation to an open and intensive arable landscape.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Preservation of the rural countryside character of the small village of Dry Drayton is important. The rectilinear



Issue	Assessment	Comments
		<p>form of settlements should be maintained.</p> <p>Development of Parcel A would insert development off the street edge and into a large area of green space between the High Street and Park Street. The scale of the potential development would alter the character of the village. Views across the Parcels B and C illustrate the openness of the site and how it typifies the NCA 88. Development of these parcels would cause additional harm to the NCA (beyond what the roadway realignments and A14 upgrade has already done). Development along Oakington Road would begin to erode the separation of Dry Drayton and Bar Hill, held at bay currently by the golf course and few intervening fields.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Boundary hedgerows, watercourses, wooded copses and grassland/mosaic habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within site and within 100m.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in an area of potential for prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site must consider how it can provide walking and cycling links to Bar Hill to access local services, and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth. The location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428.</p> <p>The applicant should note that there is an existing major accident cluster located at A14 junction 25; the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals and how the site can sustainably connect to it.</p> <p>Any potential impact on the functioning of trunk roads</p>



Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 28% Grade 2; 72% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH3; BH4; BH5; BH6; OA12  Very High; High; Moderate High; Low

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

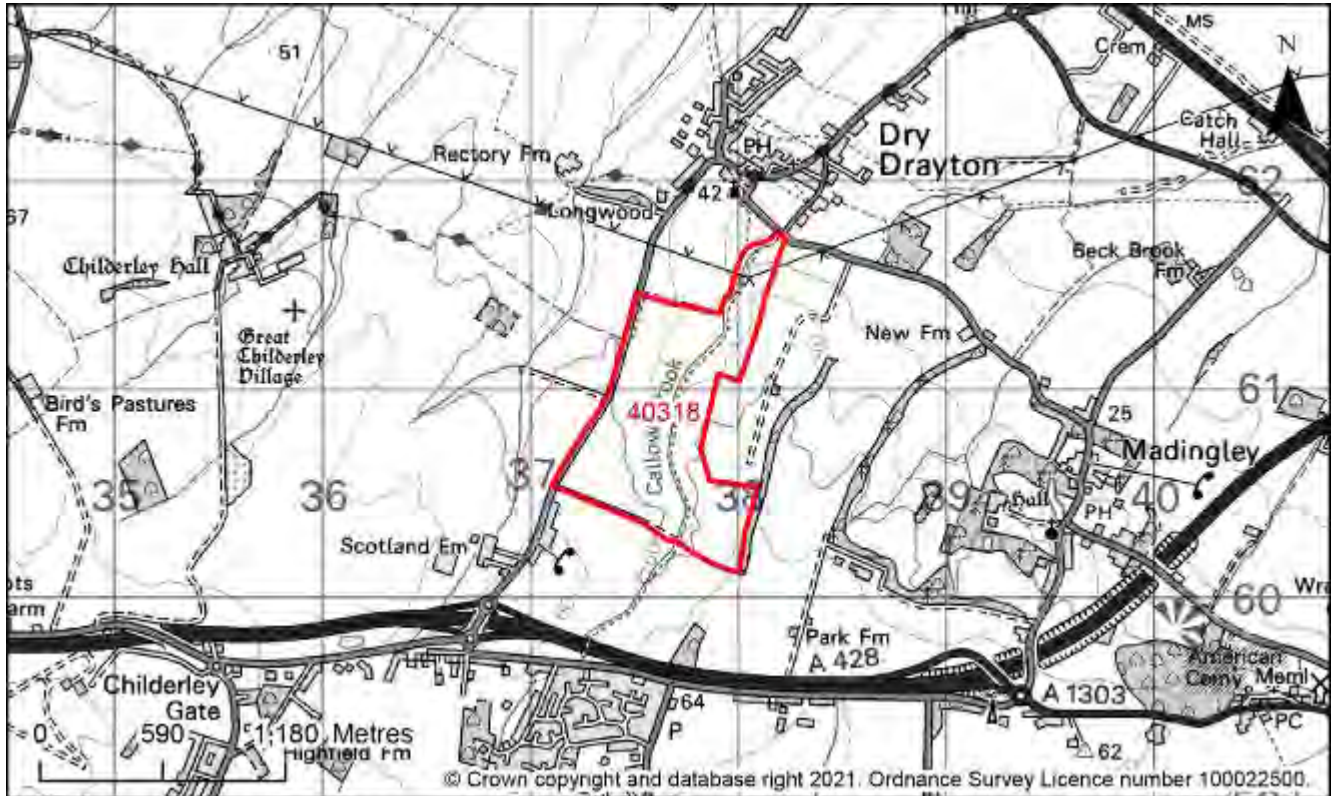
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	512
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# Land to the east of Scotland Road, Dry Drayton, CB23 8BN

## Site Reference: 40318

Map 205: Site description - Land to the east of Scotland Road, Dry Drayton



### Site Details

Criteria	Response
Site area (hectares)	78.53
Parish or Ward	Dry Drayton CP; Madingley CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement / Transport corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	2350

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Amber</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands

Issue	Assessment	Comments
		A large site located to the south of the village of Dry Drayton outside the settlement framework and within the Green Belt. Wide and local views are high due to undulating nature of landscape and lack of intervening built form. Development upon this site would have a significant adverse impact to the landscape character. It would be detached from the existing built form of Dry Drayton and appear incongruous with the existing rural landscape characteristics. Even with a reduction in residential numbers and landscape mitigation measures the harm would still be adverse.
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The Callow Brook runs north/south through the centre of the site and will require survey and probably mitigation, along with other ditches along the southern boundary. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	<b>Amber</b>	Extensive evidence for activity of Iron Age and Roman date is recorded in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>There are existing challenges on the A428. Multi-modal strategic solutions are required to unlock the growth included within the last SCDC Local Plan. Capacity assessments in the A428 corridor are likely to show over-capacity junctions. Significant sustainable travel options would need to be provided, and the development would need to demonstrate a high sustainable mode share to be acceptable.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 84% Grade 2; 16% Grade 3  Electric overhead lines cross the site  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; BH7; BH6; OA11  Very High; High

### Available (Outcome = **Amber**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	2350
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Scotland Farm (East & West), Scotland Road, Dry Drayton, CB23 8BN

Site Reference: 56252

Map 206: Site description - Scotland Farm (East & West), Scotland Road, Dry Drayton



## Site Details

Criteria	Response
Site area (hectares)	388.69
Parish or Ward	Dry Drayton CP; Madingley CP; Childerley CP; Lolworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	100000
<b>Proposed housing units</b>	6200

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (34%)
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 4% lies in a 1 in 30 year event  6% lies in a 1 in 100 year event  16% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>Although not physically joining with the village of Dry Drayton it would appear as an extension to the small village and have a significant adverse impact to the settlement and landscape character. Development would be permanent, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers and landscape mitigation measures the proposed development would still have an adverse impact to the landscape character and views.</p>
Biodiversity and Geodiversity	Green	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land with potential to support protected species, including scarce farmland birds.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The North end of this very large site approaches Dry Drayton village and is close to listed buildings including the Grade II listed church. Development in this part of the site could cause harm to the settings of these buildings; however, the harm could be reasonably mitigated.</p>
Archaeology	Amber	Extensive settlement of Iron Age and Roman date is recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Grade 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; HA3; BH7; BH6; OA11  Very High; High

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	6200
Estimated employment space (m <sup>2</sup> )	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land to the east of Oakington Road, Dry Drayton, CB23 8DE

**Site Reference: 40320**

**Map 207: Site description - Land to the east of Oakington Road, Dry Drayton**



## Site Details

Criteria	Response
Site area (hectares)	67.45
Parish or Ward	Dry Drayton CP; Madingley CP; Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	340000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (8%)  Partly in Flood Zone 3 (7%)  Surface water flooding: 3% lies in a 1 in 30 year event  6% lies in a 1 in 100 year event  19% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands.  Local Character: Western Claylands  The site is generally typical of the character in relation to woodland adding to the distinct character of the landscape setting.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development would detract from the character of both villages if the site is wholly developed. The site has



Issue	Assessment	Comments
		recently been subject to the alterations to roads and bridges as part of the A14 upgrade works and as such, the carriageway edges are very immature, open and visible. Views across the site illustrate the openness of the site and how it typifies the NCA 88. Development of the site would cause additional harm to the NCA (beyond what the roadway realignments and A14 upgrade has already done). Development along Oakington Road would begin to erode the separation of Dry Drayton and Bar Hill, held at bay currently by the golf course and few intervening fields. It is considered that the development would cause irreversible harm to the NCA/LCA despite the proximity of the A14 and related roads which bisect the site into smaller parcels.
Biodiversity and Geodiversity	Amber	<p>Any livestock and poultry units above 500m<sup>2</sup>, or general combustion processes above 50 MW will require consultation from Natural England. The Beck Brook lies adjacent to part of the southern boundary and will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Consideration of nearby Listed Buildings needed. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an area of potential for prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	<b>Amber</b>	<p>Potential capacity issues on adjacent A14 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in</p>

Issue	Assessment	Comments
		regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Partially in AQMA
Contamination and Ground Stability	Green	Non-residential use proposed.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 11% Grade 2; 89% Grade 3  Electric overhead lines cross the site  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH5; BH6; OA12  Very High; High; Moderate High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	340000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Busters Farm, 32 St Peters Street, Duxford, CB22 4RP

Site Reference: 40126

Map 208: Site description - Busters Farm, 32 St Peters Street, Duxford



## Site Details

Criteria	Response
Site area (hectares)	1.11
Parish or Ward	Duxford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Primarily within Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>8% lies in a 1 in 100 year event</p> <p>14% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>Primarily within a PVAA</p> <p>NCA 87 - The East Anglian Chalk</p> <p>District Area The Chalklands, site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA</p> <p>Development upon this site would have a significant adverse effect to the settlement character and the Protected Village Amenity Area. Development would infill an open space within the village and urbanise its</p>

Issue	Assessment	Comments
		rural characteristics.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Any development would have to consider the impact on the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located close to historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>



Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

#### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	18
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Maarnford Farm, Hunts Road, Duxford, CB22 4RE

## Site Reference: 40558

Map 209: Site description - Land at Maarnford Farm, Hunts Road, Duxford



### Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Duxford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	45-60

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 - The East Anglian Chalk District Area The Chalklands  The site is atypical of the landscape character and is a caravan park.  Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA  This is a high density development on the edge of Duxford which could have an adverse effect on the character of the village, however, with a reduction in the number of units and landscape mitigation measures the adverse effects to the settlement character could be minimised. Typical landscape measures would include a landscape buffer upon the western edge with a rural approach to development.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications

Issue	Assessment	Comments
		<p>may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located close to historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located close to Whittlesford Parkway Station and to promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based from the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3  Electric overhead lines cross the site  Telecommunications pole within the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

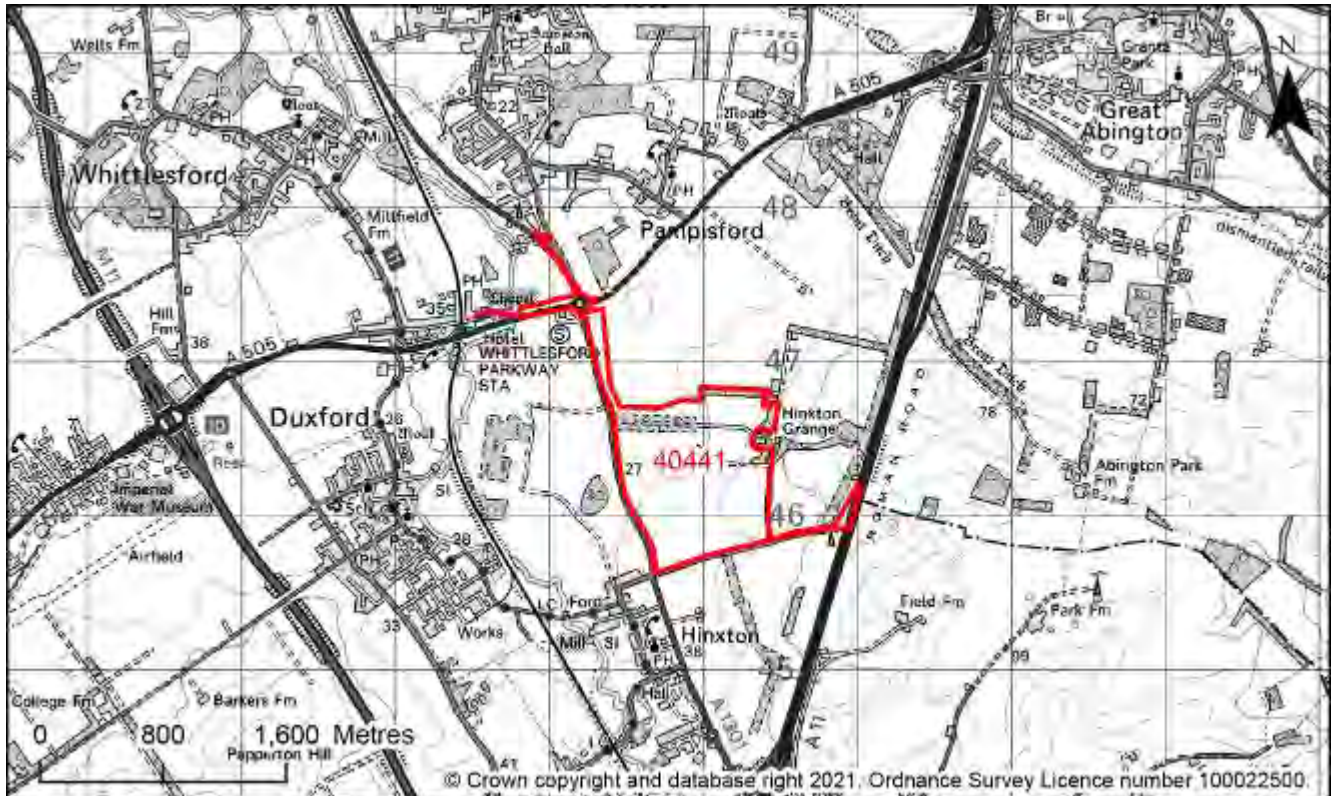
Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	60
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to east of A1301, Hinxton and north of A505, near Whittlesford, CB10 1RG

Site Reference: 40441

Map 210: Site description - Land to east of A1301, Hinxton and north of A505, near Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	106.64
Parish or Ward	Duxford CP; Whittlesford CP; Hinxton CP; Pampisford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Residential
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space, Community facilities, Recreation and leisure, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	112000
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (2%)  Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B Morden to Duxford lowland Chalklands  Development upon this site would have a significant adverse impact upon the landscape character. Wide and local views are high due to rolling landscape and lack of intervening planting. It would be an

Issue	Assessment	Comments
		encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m<sup>2</sup> will require Natural England consultation. The site boundary crosses the River Cam CWS, which is designated for not being grossly modified through canalisation or pollution and for regular stands of pollard willows. There are areas of priority woodland registered on the 2014 National Forestry Inventory within the site boundaries that will likely require survey and mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>The masterplan as submitted shows that the built form of the units will be away from the listed buildings and care should be taken that the heights of the units would not negatively impact on the setting of the listed buildings.</p>
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 98% Grade 2; 2% Grade 3</p> <p>20% lies in an EA Source Protection Zone 1; 58% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Gas pipeline crosses or is within the site</p> <p>Watercourse crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: SA8; SA9; WH9</p> <p>Very High</p>

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4099/17/OL)
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

**Development Potential**

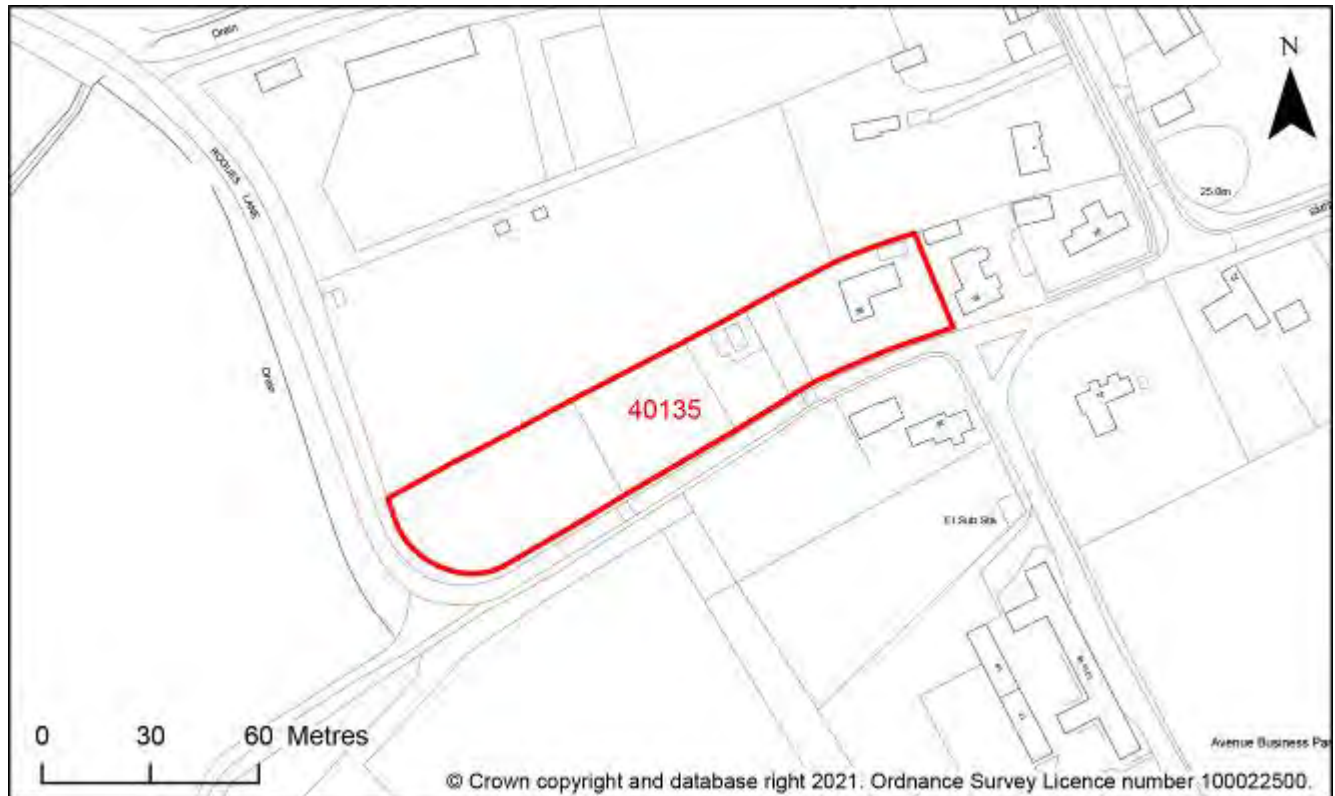
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	112000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 36 Smith Street, Elsworth, CB23 4HY

## Site Reference: 40135

### Map 211: Site description - 36 Smith Street, Elsworth



### Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Student accommodation
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-7

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development upon this site would have negligible effect to the landscape character. Enhancement landscape measures; a green space preserved upon the western edge, boundary planting and layout pattern to reflect adjacent properties.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.  Development of the site may have a detrimental impact



Issue	Assessment	Comments
		on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site is adjacent to the Conservation Area, but careful design and appropriate density may be able to mitigate the impact. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

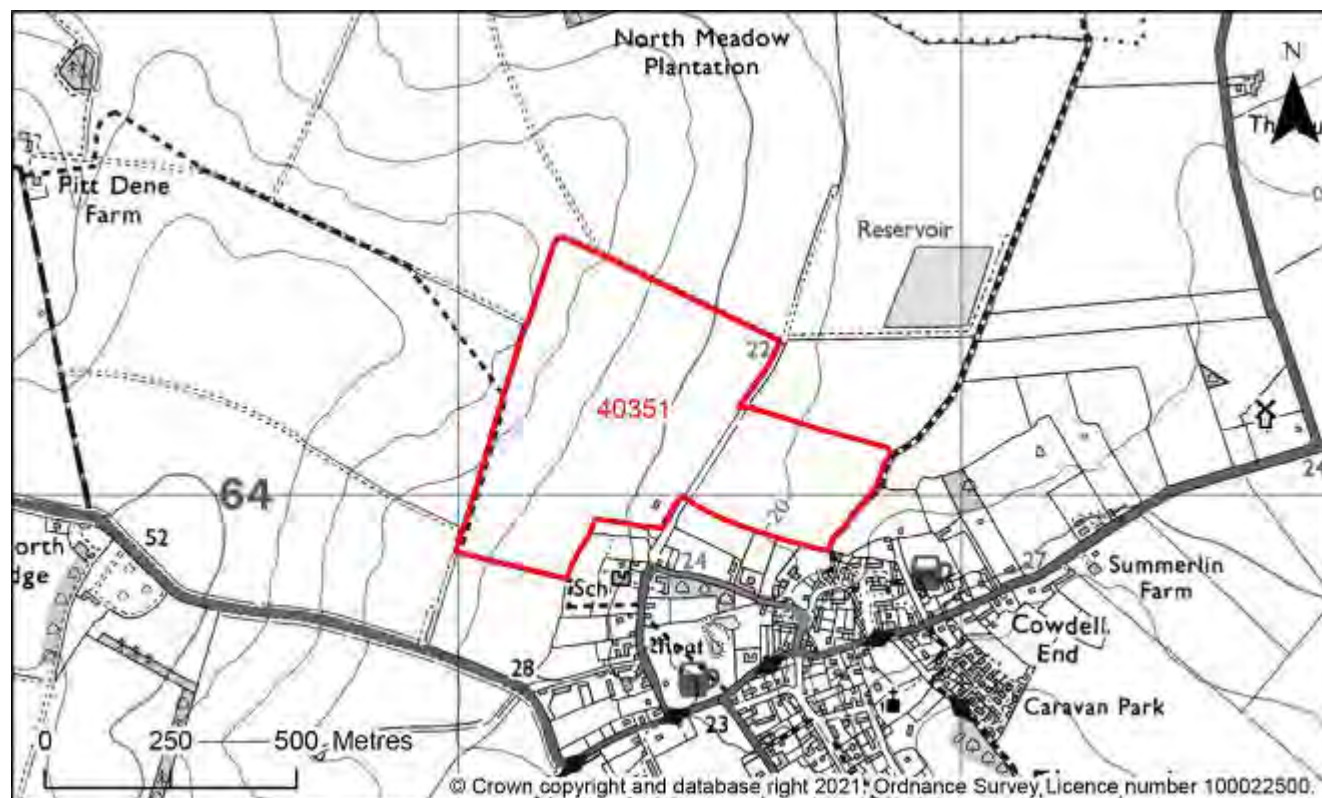
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Pitt Dene Farm, Meadow Drift, Elsworth, CB23 4HS

## Site Reference: 40351

Map 212: Site description - Land at Pitt Dene Farm, Meadow Drift, Elsworth



### Site Details

Criteria	Response
Site area (hectares)	31.38
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Education, Public open space, Community

	facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>9% lies in a 1 in 100 year event</p> <p>22% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>The site is located to the north west of Elsworth, outside the Development Framework Boundary and is divided into 2no. medium sized agricultural fields separated by Meadow Drift Road. The land is gently</p>

Issue	Assessment	Comments
		sloping west to east and whilst wide views are negligible, local views are high. Development would have a significant adverse effect upon the landscape character and be an encroachment into the countryside. There is limited scope to reduce residential units inclusive of landscape mitigation measures without causing a detrimental effect to the local landscape character.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Developments with potential to cause air pollution will also require consultation with Natural England. Boundary hedgerows, drains and mature trees may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species e.g. water vole. Arable habitats likely to be of low ecological value but may support farmland bird populations. Building may support roosting bats (if suitable). Ponds within 100m may support great crested newt - records of this species in close proximity.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is close to Conservation Area and Listed Buildings in centre of Elsworth. Potential harmful impact depending on scale, layout, access points and landscaping.</p>
Archaeology	Amber	Located to the north of the historic village core with evidence for middle Saxon activity recorded to the south. Cropmarks of Iron Age to Roman date recorded within the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 93% Grade 2; 7% Grade 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history



Question	Response
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

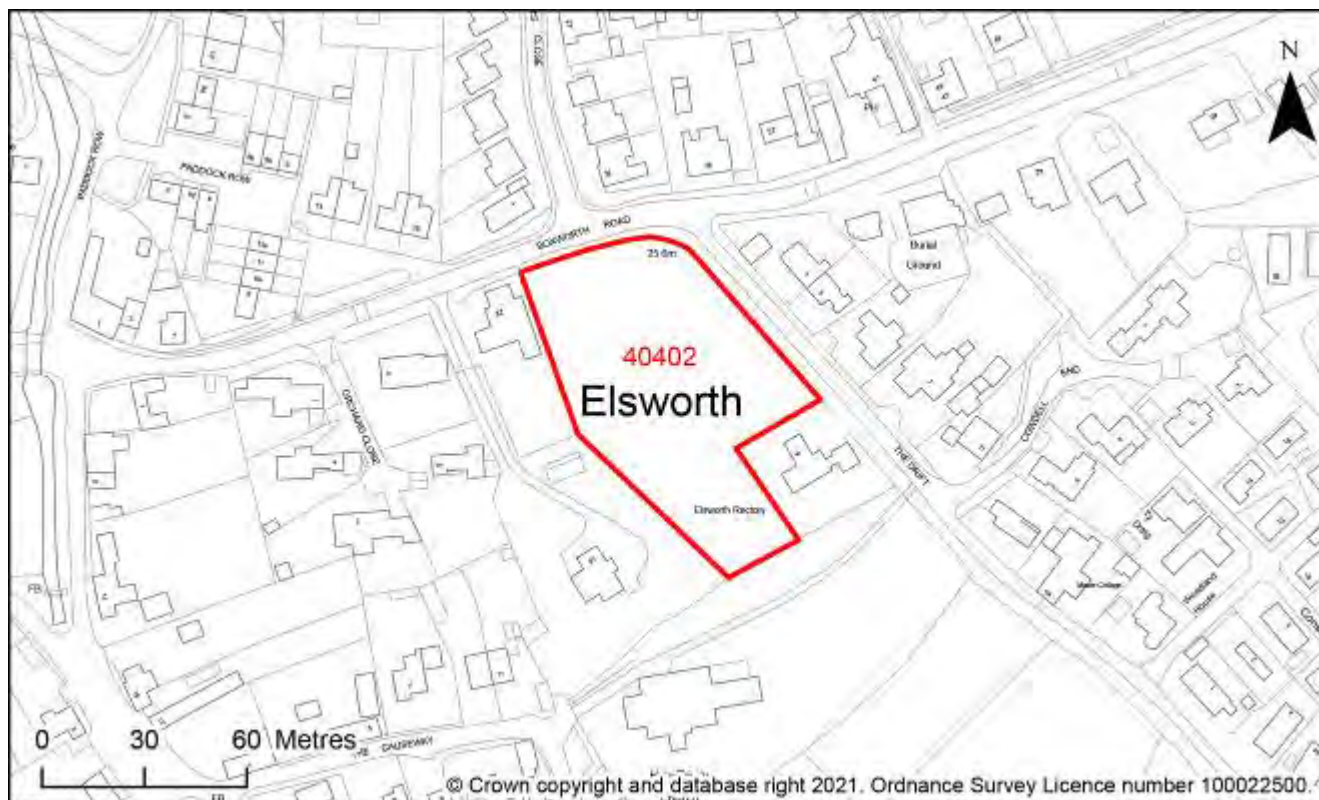
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	600
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# Land off Boxworth Road, west of The Drift, Elsworth, CB23 4JN

Site Reference: 40402

Map 213: Site description - Land off Boxworth Road, west of The Drift, Elsworth



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	27

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Wholly within Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  Primarily within a PVAA  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This is small site located within the centre of the village of Elsworth. It is grass field bordered by ditches and hedgerow. The site is Protected Village Amenity Area. Development upon this site would have a significant adverse effect to the landscape character and the Protected Village Amenity Area. Development would infill the centre of the village and urbanise the rural characteristics. Even with limited / reduced residential units, development would have a significant adverse effect to this open and valued character within the centre of the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Site appears to have dense treelines/wooded boundaries which may qualify as Habitat of Principal Importance/be of high ecological value and include mature and veteran trees. May support protected and notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within Amenity Green Space</p> <p>Site is part located on protected open space (Protected Village Amenity Area) and part located on residential land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site is in close proximity to a Grade I listed Church. The impacts of development on that and the Conservation Area can be reasonably mitigated but depend on tree retention, scale, layout and landscaping. Not likely to have impact on other nearby Listed Buildings.</p>
Archaeology	Red	Site contains earthworks relating to the medieval village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

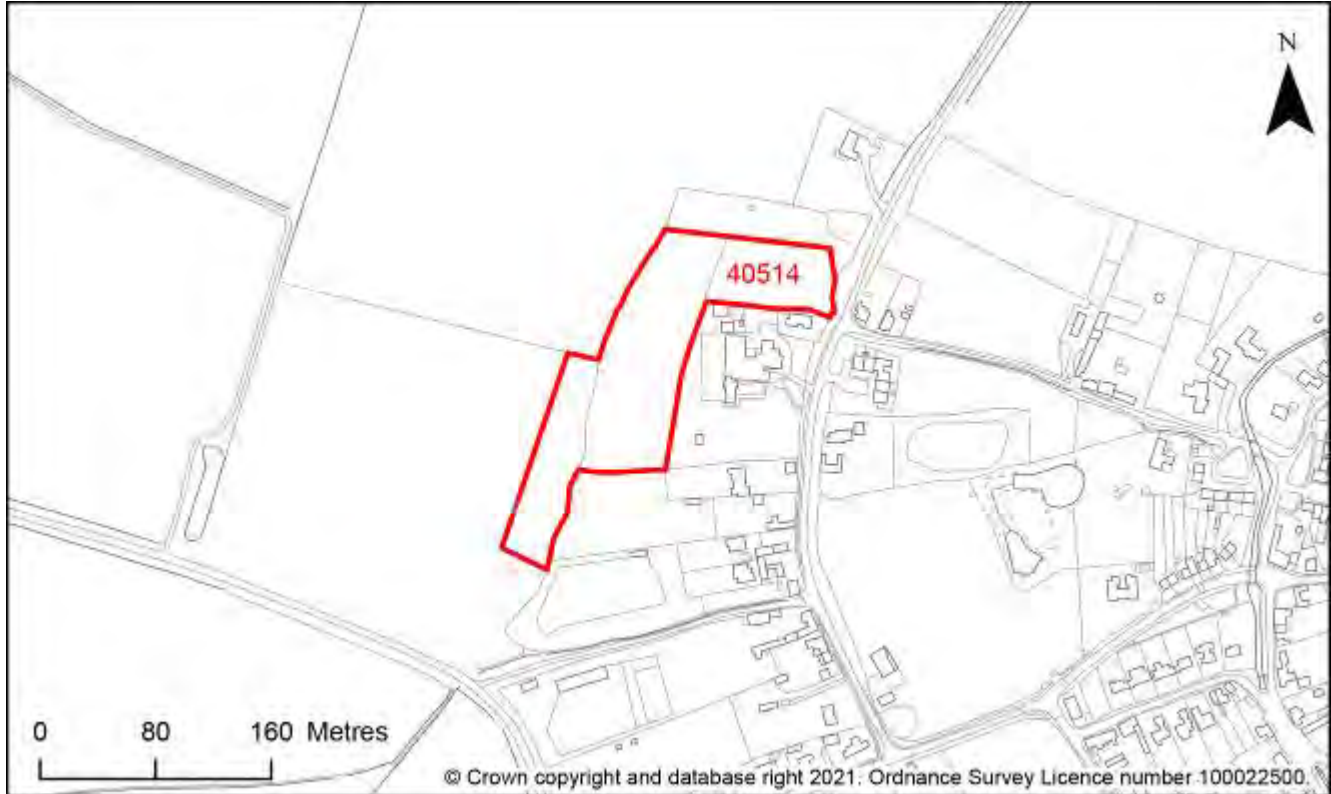
Capacity and Delivery	Response
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Estimated dwellings per hectare	30
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Meadow Drift, Elsworth, CB23 4HS

Site Reference: 40514

Map 214: Site description - Land at Meadow Drift, Elsworth



## Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	16



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>4% lies in a 1 in 100 year event</p> <p>29% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>This site is located to the north west of the village of Elsworth abutting the village settlement. It is divided into 3 no plots, an allotment, a small paddock and part of an existing large open agricultural field. Wider and local views are high to the west of the site. Development upon the whole site would have a significant adverse impact to the landscape character. Development within the open agricultural field to the west of the site would be visible from the wider landscape and encroach into the countryside.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, scrub, allotments, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is part located on allotments and part non-designated open space. Development on allotments will have an impact on the availability of allotment space. Development of the remaining site may have a detrimental impact on the adjacent allotments, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a very limited impact on setting of nearby Listed Buildings. Development is more likely to affect the character of conservation area. This impact would depend on layout and design.</p>
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</p>

Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4550/17/FL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	9
Estimated dwelling units	16
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Martins Farm, 53, Boxworth Road, Elsworth, CB23 4JQ

Site Reference: 51061

Map 215: Site description - Martins Farm, 53, Boxworth Road, Elsworth



## Site Details

Criteria	Response
Site area (hectares)	0.34
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site is in a rural location within the settlement framework. Wide views are negligible and local views are limited due to building form and boundary vegetation. Development upon this site would have a medium adverse impact upon the settlement character. It would be incongruous with the existing pattern of the village of Dry Drayton and not reflect the street facing linear layout of residential properties upon Boxworth Road.
Biodiversity and Geodiversity	Amber	All new housing will require assessment of increased visitor pressure on nearby SSSIs. Habitats likely to be of low ecological value although mature trees and boundary hedgerows may qualify as Habitats of

Issue	Assessment	Comments
		<p>Principal Importance/be of high ecological value and support protected and notable species. Buildings and trees may support roosting bats and ponds within 100m may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Although there is room for some development on this site, a recent application for 10 houses as proposed now was submitted earlier in 2020 and was not supported by the Conservation Officer. Development could have a detrimental impact on the site and historic buildings close by.</p>
Archaeology	Amber	Located on the eastern side of the village adjacent to an area of medieval village earthworks
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>



Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Fardells Lane, Elsworth, CB23 4JE

Site Reference: 52693

Map 216: Site description - Fardells Lane, Elsworth



## Site Details

Criteria	Response
Site area (hectares)	2.19
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Student accommodation, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-80

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 7% lies in a 1 in 30 year event</p> <p>32% lies in a 1 in 100 year event</p> <p>69% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>TPO on-site</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Elsworth</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>A large site outside and abutting the settlement framework. Wide views are limited due to surrounding mature vegetation. However, local views are high particularly upon its southern boundary. Development throughout the site would have a significant adverse impact to the landscape character and Important Countryside Frontage. It would be an encroachment into the countryside, detached from the existing built form of the village, permanent and erode the rural linkage with the landscape.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grasslands likely to be of low ecological value. Records for great crested newt within 250m and birds of conservation concern including turtle dove nearby. Buildings may support roosting bats. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Important Countryside Frontage</p> <p>Within 50m of Designated Local Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>The site forms part of the rural setting of the conservation area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to the setting of Grade II Dears Farmhouse which cannot be reasonably mitigated. Development of number proposed would erode the rural character of area and setting of listed buildings</p>
Archaeology	Amber	<p>Located on the north western edge of the historic village core. Previous archaeological investigations to</p>

Issue	Assessment	Comments
		the east have identified evidence for settlement of Saxon and Medieval date
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>If the site is 80 dwellings, a full transport assessment and travel plan will be required. If the development is between 50 and 79 dwellings only, a Transport Statement is required. Due to the rural nature of the site, sustainable travel must be promoted. In addition to this, there is a major accident cluster located at the Boxworth Road/High Street/Conington Road junction which must be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 88% Grade 2; 12% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

**Development Potential**

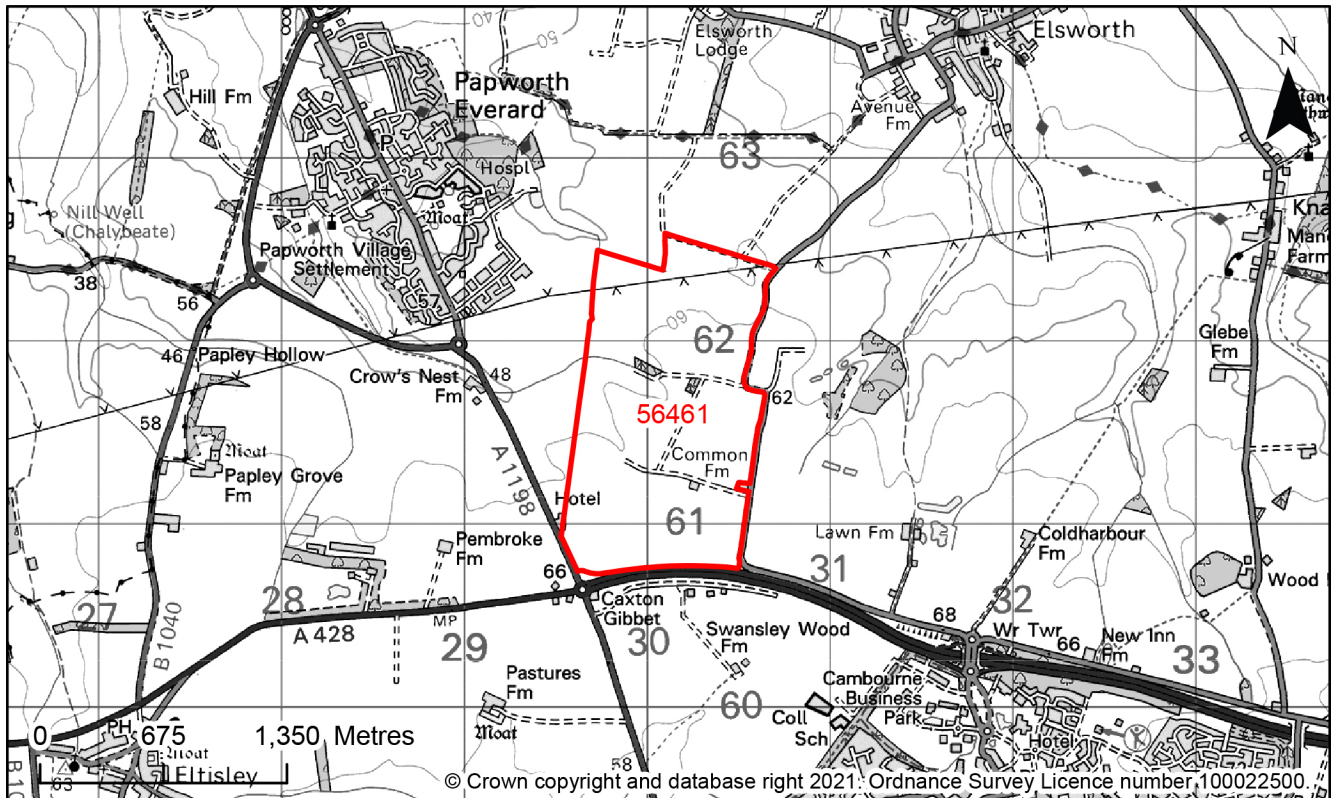
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	47
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Crow Green, north-east of Caxton Gibbet, CB23 3PD

**Site Reference: 56461**

**Map 217: Site description - Land at Crow Green, north-east of Caxton Gibbet**



## Site Details

Criteria	Response
Site area (hectares)	164.40
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	305464
<b>Proposed housing units</b>	-

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Amber</b>
Achievable	<b>Amber</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Site lies outside the Cambridge Green Belt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 8 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Development upon this site would impact on the separation between Cambourne, Papworth and Elsworth removing much of the open buffer between the villages, encroaching into the countryside and urbanising the rural landscape. Office/warehouse/etc buildings along the edges of the proposed new route of the A428, Ermine Street and the presence of what will

Issue	Assessment	Comments
		be development to the west of Cambourne will result in impacts on the local countryside character that would be significant, adverse and incongruous. Potentially there is scope for the solar farm but it would be dependent on an Environmental Statement and LVIA process to ensure it didn't impact on the nearby settlements and historic features nearby.
Biodiversity and Geodiversity	Amber	<p>All new developments will require assessment of increased visitor pressure on nearby SSSI. All planning applications will require consultation with Natural England. The site is adjacent to Papworth Wood SSSI, cited for being one of the oldest secondary woods in the country, with a diverse ground flora. There are multiple areas of woodland that have been registered on the 2014 National Forestry Inventory and, therefore, may qualify as priority habitats. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Site within 100m of a Listed Asset</p> <p>No impact on known heritage assets</p>
Archaeology	Amber	The site is located in a landscape with extensive cropmarks of late prehistoric and Roman settlement and associated activity.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located close to the Caxton Gibbet A428/A1198 roundabout which is known to be congestion pinch-point as is the A428 towards Cambridge. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. The applicant will have to consider with and without the Highways England Black Cat to Caxton Gibbet scheme.</p> <p>The applicant will have to consider how the site will promote sustainable travel to local services, St Neots and Cambridge as the Cambourne to Cambridge Scheme is not proposed to feed the site. A high sustainable mode share must be achieved to allow this site to be developed; however, the current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth. There would also be the need for highway infrastructure improvements around Papworth.</p> <p>The site may contain land which might be required for the East West Rail corridor.</p> <p>The applicant should be aware of some local major accident clusters located at the A428/St Neots</p>

Issue	Assessment	Comments
		Road/B1040 junction and at the A428 Caxton Gibbet junction.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads and noise from nearby industrial/commercial activities, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Green</b>	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	<b>Green</b>	No residential use proposed

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = **Amber**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

### **Achievable (Outcome = **Amber**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and any development is likely to be economically viable at an appropriate density.

### **Development Potential**

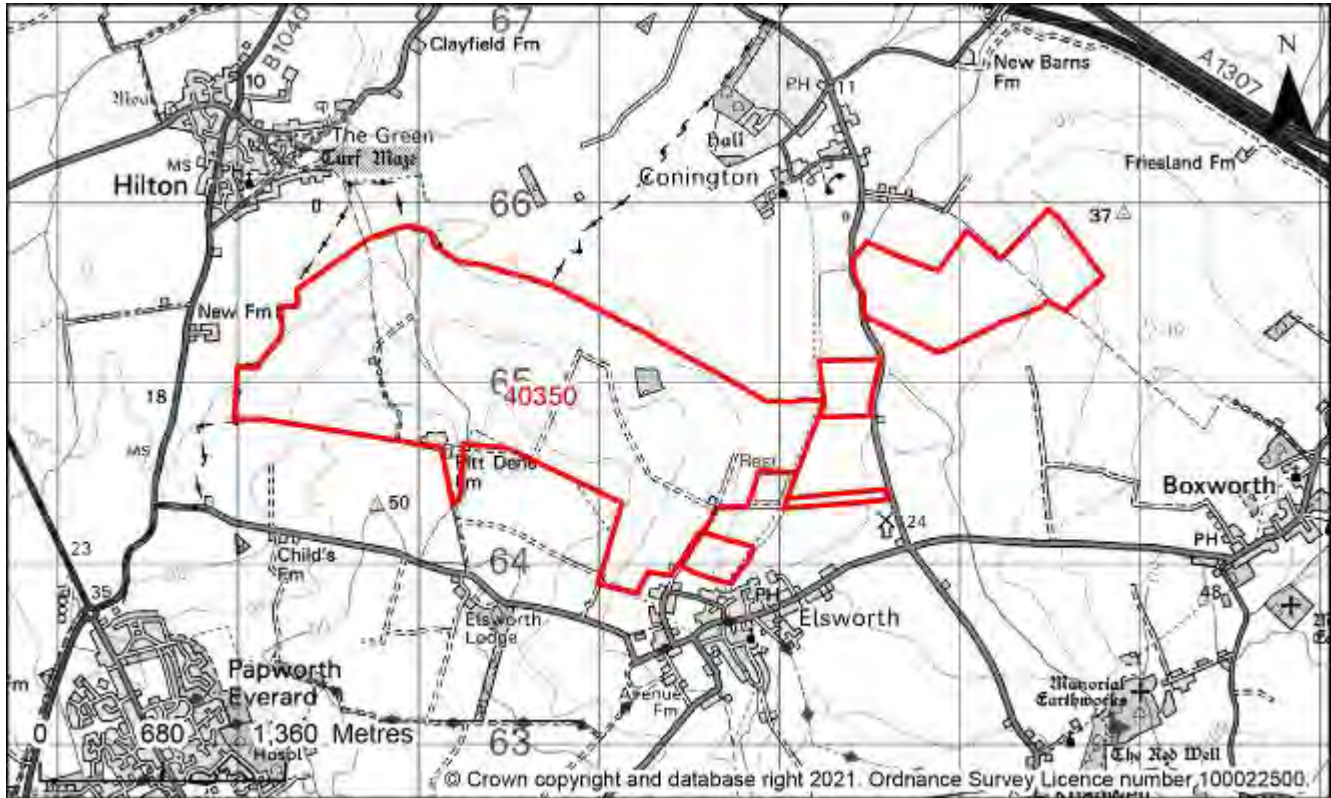
Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	2663
Estimated employment space (m <sup>2</sup> )	305464
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	6-10 Years
Development completion timescales (years)	25432; 28608



# Land at Pitt Dene Farm, Elsworth, CB23 4HS

Site Reference: 40350

Map 218: Site description - Land at Pitt Dene Farm, Elsworth



## Site Details

Criteria	Response
Site area (hectares)	369.77
Parish or Ward	Elsworth CP; Boxworth CP; Conington CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Gypsy and Traveller pitch, Office, Research and Development, Research and

	Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  15% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands



Issue	Assessment	Comments
		<p>The site consists of gently undulating agricultural land between the villages of Conington, Elsworth and Hilton outside the Development Framework Boundary. Wide and local views are extensive due to the lack of vegetation and the topography of the land.</p> <p>Development of this site would have a significant adverse effect on the landscape character and be an encroachment into the countryside. There is limited scope to reduce residential units inclusive of landscape mitigation measures without causing a detrimental effect to the wider and local landscape character.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs.</p> <p>Developments with potential to cause air pollution will also require consultation with Natural England.</p> <p>Boundary hedgerows, drains, woodland and mature trees may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species e.g. water vole. Arable habitats likely to be of low ecological value but may support farmland bird populations. Buildings may support roosting bats (if suitable). Ponds within 100m may support great crested newt - records of this species in close proximity.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is close to Conservation Area and Listed Buildings in centre of Elsworth. Potential harmful impact depending on scale, layout, access points and landscaping.</p>
Archaeology	<b>Amber</b>	<p>Located in a landscape of extensive prehistoric and Roman activity, including cropmarks of enclosures.</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units this site would accommodate, as estimated by the Local Planning Authority.</p> <p>The access link to the public highway is unsuitable to serve the number of units this site would accommodate, as estimated by the Local Planning Authority.</p>
Transport and Roads	<b>Amber</b>	<p>Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 53% Grade 2; 47% Grade 3  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

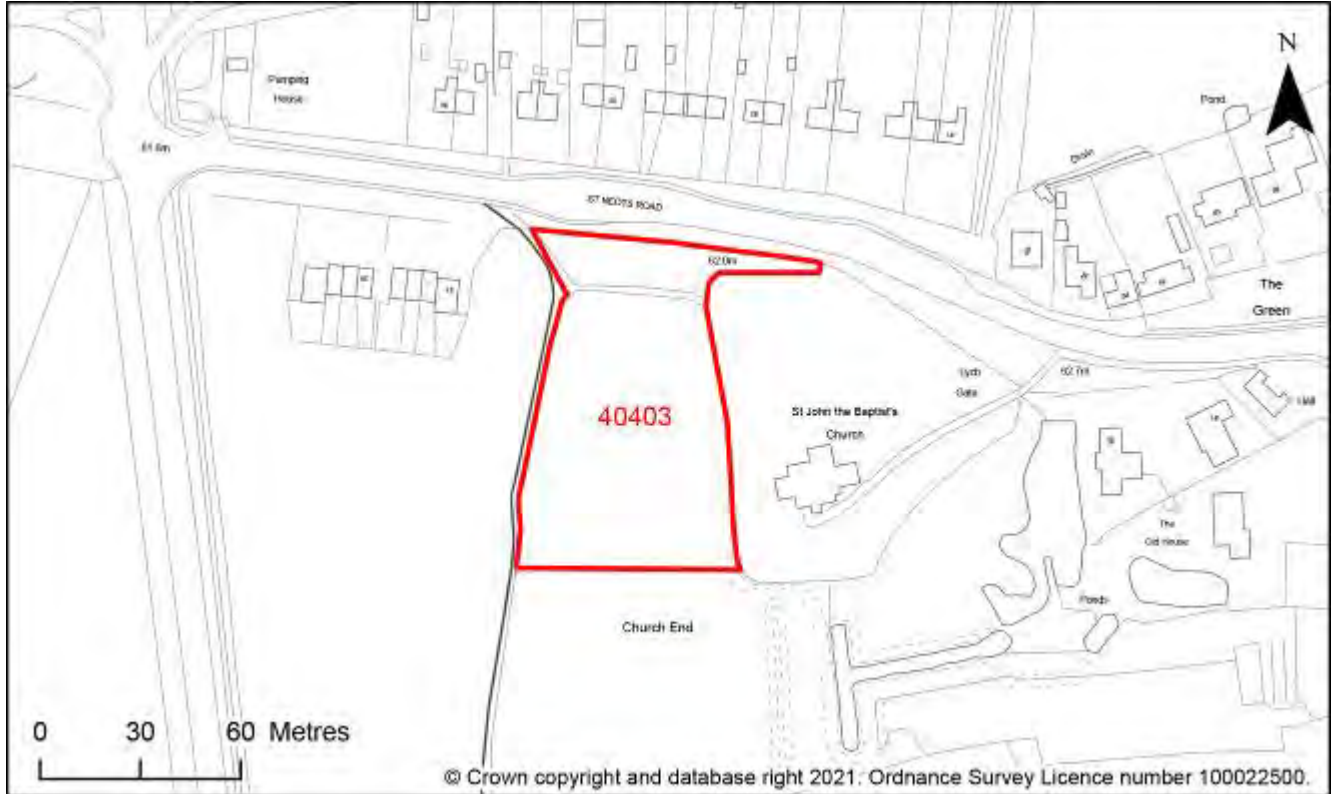
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	7000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of St Neots Road, Eltisley, PE19 6TQ

Site Reference: 40403

Map 219: Site description - Land south of St Neots Road, Eltisley



## Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	14

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site would adversely impact valued countryside frontages along St. Neots Road as well as introduce significant back land development into an area of countryside. Development of the site would likely incur the loss of a significant number of trees along St Neots Road. Development of the site would harm the NCA/LCA in the local area and incur significant, unacceptable change to the small group village of Eltisley
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Site appears to have dense treelines/wooded boundaries which may qualify as Habitat of Principal Importance/be of high ecological value and include mature and veteran trees. May support protected and notable species. Grassland

Issue	Assessment	Comments
		<p>diversity will need to be assessed. Great crested newt likely to be present in ponds within 100m (recent records). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site is in close proximity a listed church. The impacts of development on that and the Conservation Area can be reasonably mitigated but depend on quantum, tree retention, scale, layout and landscaping.</p>
Archaeology	Amber	Located to the immediate west of the medieval parish church
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	



Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

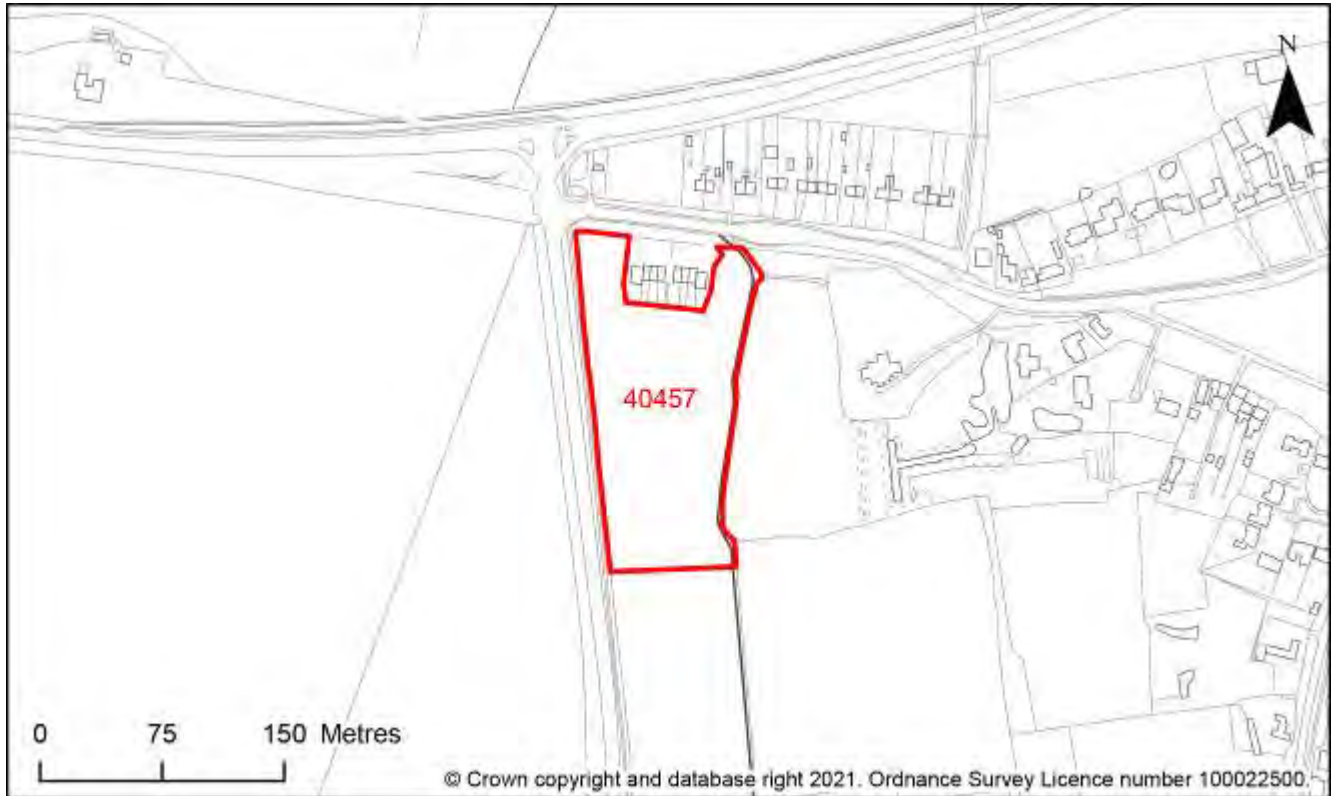
Development completion timescales (years)
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0-5 Years
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# Land south of St Neots Road, Eltisley, PE19 6TE

Site Reference: 40457

Map 220: Site description - Land south of St Neots Road, Eltisley



## Site Details

Criteria	Response
Site area (hectares)	1.58
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	40

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site would adversely impact valued countryside frontages along St. Neots Road as well as introduce significant amounts of development into an area of countryside. Development of the site would harm the NCA/LCA in the local area and incur significant, unacceptable change to the small group village of Eltisley
Biodiversity and Geodiversity	Amber	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site (arable) likely to be of low ecological value although may support farmland bird populations.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Eltisley has a highly distinctive village form with a central triangular green and linear development away from the centre. The adjacent part of the village is particularly sensitive in containing the Grade II* church. A large development site such as this must be extremely carefully managed to sustain and respect the village form without detracting. Development on the site must preserve not only the form of the village, and views, but also the experiential qualities around SS John the Baptist and Pandionia.</p>
Archaeology	Amber	Located to the west of the medieval parish church
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to</p>

		local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	40

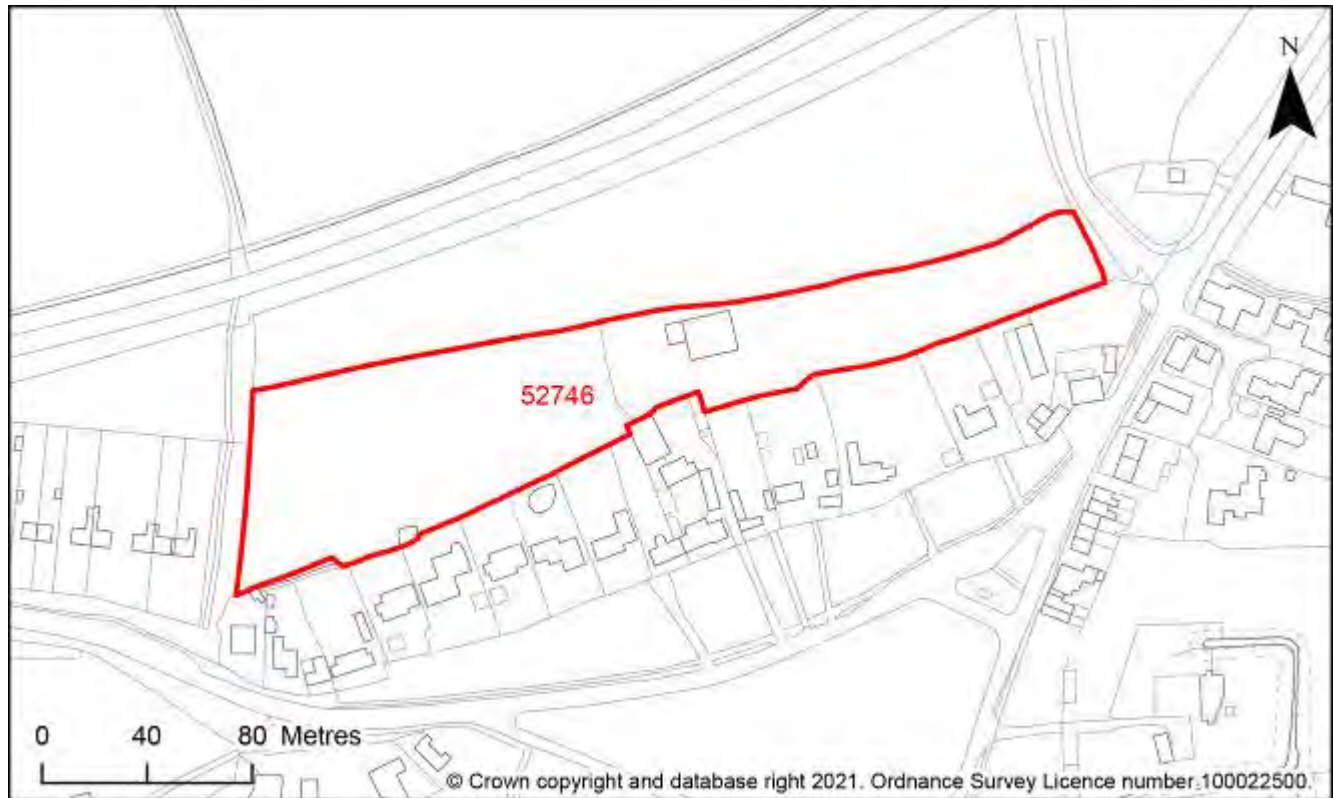
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 28 The Green, Eltisley, PE19 6TG

Site Reference: 52746

Map 221: Site description - 28 The Green, Eltisley



## Site Details

Criteria	Response
Site area (hectares)	1.54
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the settlement character  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Whilst the site is largely limited in visibility from the surrounding area, it serves as a buffer between the village of Eltisley and the A428. Development would introduce back land development which is largely uncharacteristic of such a small village. The village includes a number of paddocks and smaller enclosed fields which buffer the settlement from the wider countryside. This characteristic would be partly lost by development of this site and as such would cause harm to the setting of the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are

Issue	Assessment	Comments
		<p>likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Important Countryside Frontage</p> <p>Within 50m of Designated Local Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>The site runs along the rear of the conservation area boundary and forms a significant part of the rural setting of the houses alongside the green including 4 Grade II listed properties. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to the Grade II listed properties which cannot be reasonably mitigated.</p>
Archaeology	Amber	<p>Located on the northern edge of the historic village core. Extensive late prehistoric and Roman archaeology also known in the area</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This development will have to consider Highways England's A428 improvement scheme and promote sustainable links to local services.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Amber**)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - 40% covenants until March 2025
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = **Green**)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential and/ or non-residential development is likely to be economically viable at an appropriate dens

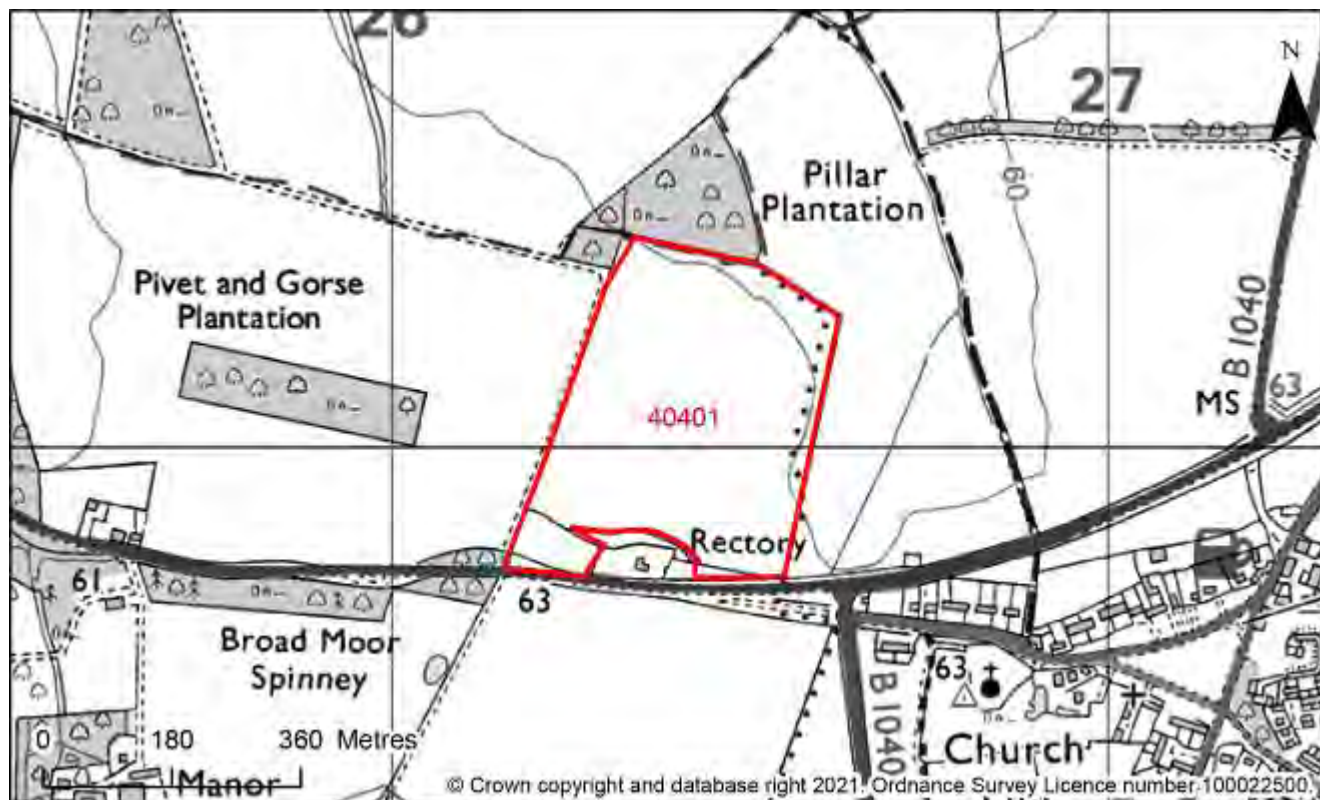
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	21
Estimated dwelling units	32
Estimated employment space (m <sup>2</sup> )	16200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Croxton Rectory, off A428, Eltisley, PE19 6TG

Site Reference: 40401

Map 222: Site description - Land north of Croxton Rectory, off A428, Eltisley



## Site Details

Criteria	Response
Site area (hectares)	14.75
Parish or Ward	Eltisley CP; Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Education, Public open space,

	Community facilities, Recreation and leisure, Healthcare
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	400

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  This is a large agricultural field to the north west of the village of Eltisley. It is a rural location, outside the village settlement framework. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into



Issue	Assessment	Comments
		the countryside, detached from the settlement of Eltisley and an urbanisation of the rural landscape. Even with a reduction in residential numbers and landscape mitigation measures the impact would be still be an adverse impact, incongruous with the local landscape characteristics and permanent.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Discharge of more than 20m<sup>3</sup> per day to surface or ground water will require consultation with Natural England. County Wildlife site (Croxtan Park) 25m to south of main road will need to be protected. Wooded habitat to south and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. These habitats should be retained wherever possible. Arable habitats likely to be of low ecological value although may support farmland bird populations. Pond within 50m may support great crested newt if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Green</b>	<p>Within 100m of a Registered Park and Garden</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	<b>Amber</b>	Cropmarks of probable late prehistoric or Roman date are recorded in the area
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Need for significant new highway infrastructure to access A428. Need to link to new walking, cycling and Passenger Transport Infrastructure to St Neots and Cambridge (GCP schemes).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

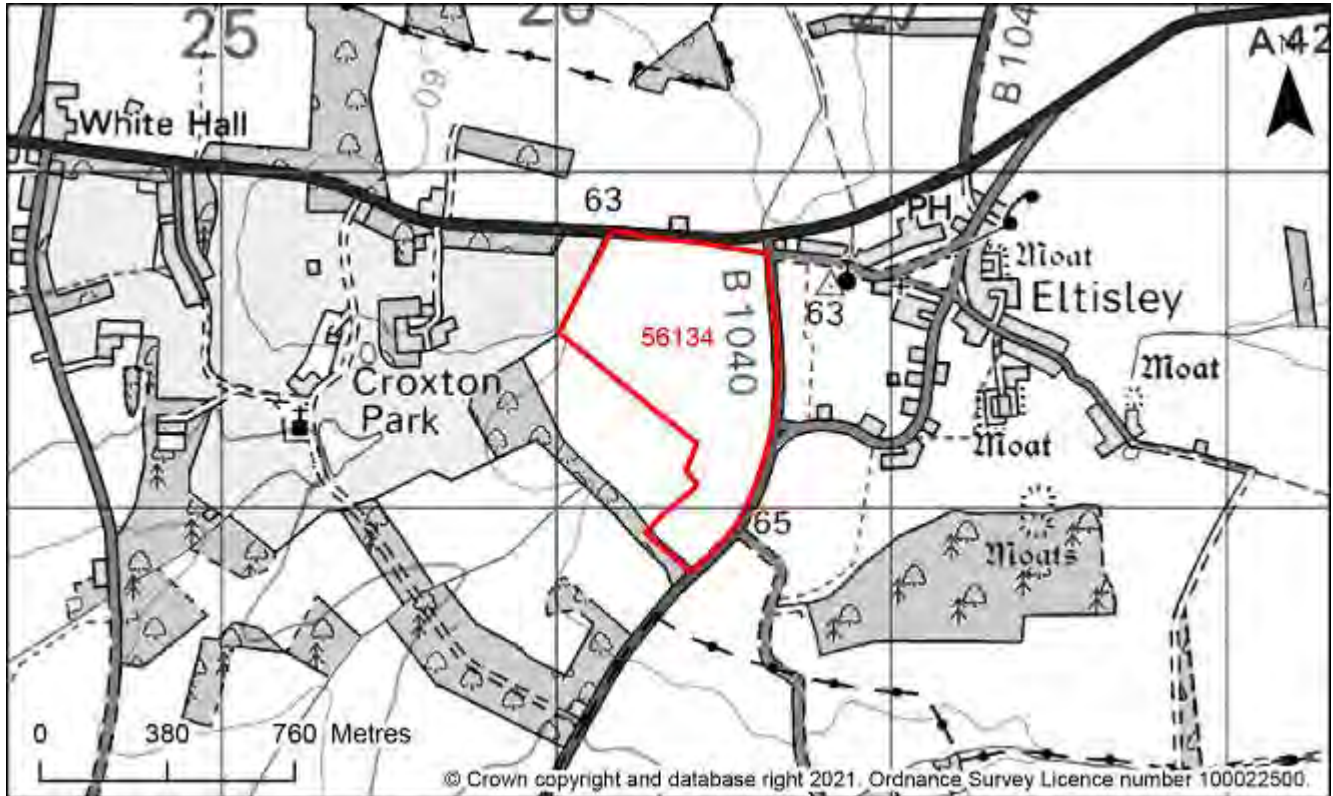
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	400
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land south of A428, Eltisley, PE19 6SX

Site Reference: 56134

Map 223: Site description - Land south of A428, Eltisley



## Site Details

Criteria	Response
Site area (hectares)	37.03
Parish or Ward	Eltisley CP; Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	1100

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development on this site would have a significant adverse impact to the local landscape character. The site, on the west side of the B1040 would be separated from Eltisley and would not form a coherent or logical extension to the village and would urbanise a significant area of rural landscape. Development would also erode the special character and distinctiveness of the historic park and garden. Even with a reduction in residential units the harm would still be significantly adverse, incongruous and unacceptable.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland

Issue	Assessment	Comments
		<p>Within 200m of a Wildlife Site</p> <p>All new residential developments would require an assessment of recreational impact on nearby SSSIs. Any discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Adjacent to Croxton Park County Wildlife site and appropriate margin/buffer would need to be protected. Wooded boundaries, watercourses and hedgerows are likely to be Habitats of Principal Importance/of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Protected and notable species are also likely to be present. There are great crested newt records within 250m. All schemes need to deliver at least 10% measurable biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Registered Park and Garden</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Features of Iron Age date recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

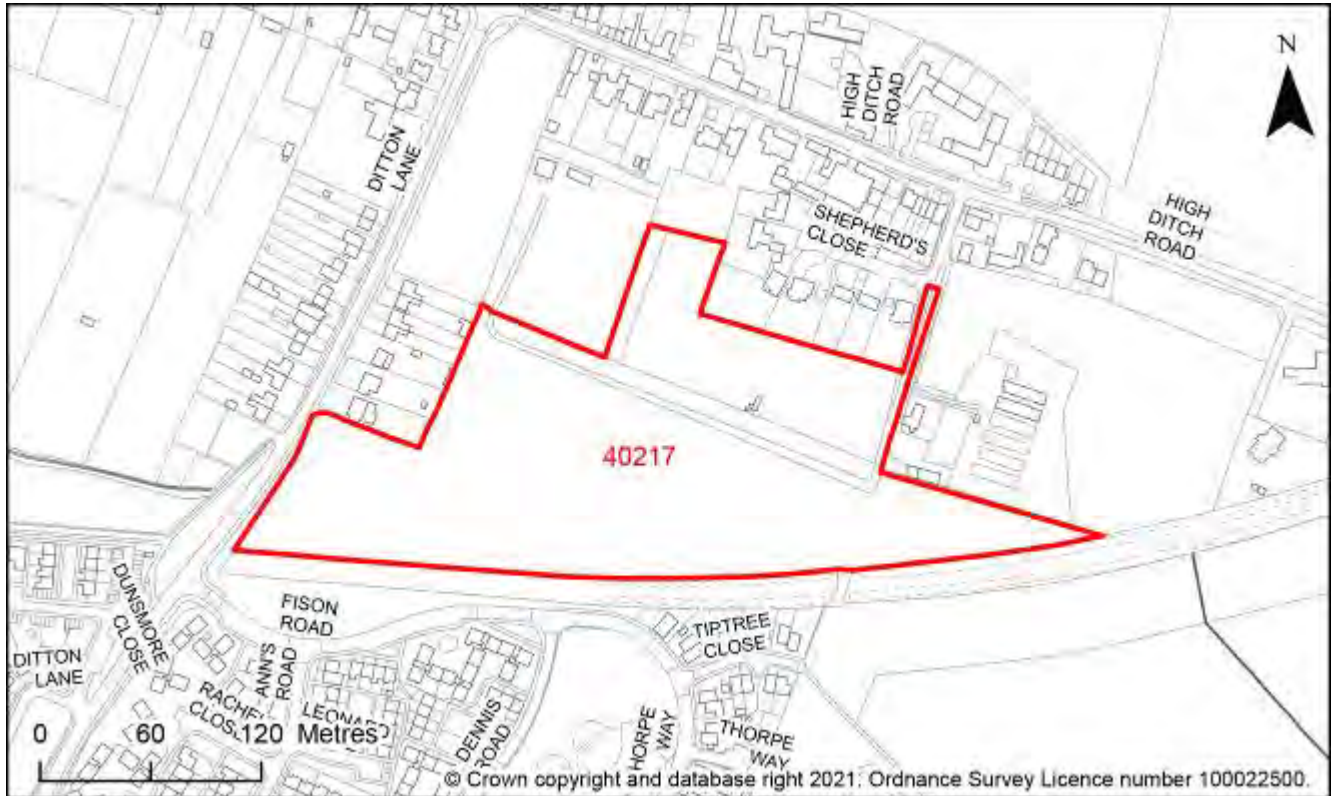
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	30
Estimated dwelling units	1100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# Land to the east of Ditton Lane, Fen Ditton, CB5 8SS

## Site Reference: 40217

Map 224: Site description - Land to the east of Ditton Lane, Fen Ditton



### Site Details

Criteria	Response
Site area (hectares)	4.34
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	80
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Partially within the Cambridge Greenbelt (99%)</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>6% lies in a 1 in 100 year event</p> <p>13% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk.</p> <p>District Area: Chalklands.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The site is an important green separation between Cambridge and the village of Fen Ditton.</p> <p>Development on this site would have an adverse effect on the landscape character for the setting of both</p>

Issue	Assessment	Comments
		Cambridge and Fen Ditton and contribute to their amalgamation. It is considered that there are no options for even limited development on this site.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of an Important Countryside Frontage</p> <p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the southern edge of the medieval village.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on Newmarket Road; need to consider Passenger Transport, walking and cycling links, also links to strategic Public Transport corridor and 'Wing' site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD7  High; Moderate High

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Horningsea Road, Fen Ditton, CB5 8SZ

Site Reference: 40406

Map 225: Site description - Land at Horningsea Road, Fen Ditton



## Site Details

Criteria	Response
Site area (hectares)	5.63
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	150
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 87 East Anglian Chalk but includes some characteristics of 88 Beds and Cambs Claylands.  District Area: Chalklands.  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  The site consists of agricultural land and allotments adjacent to and to the rear of houses on Horningsea Road, within the Green Belt. The agricultural field to the rear of the houses is edged by shallow ditches, but it otherwise very open. Views are potentially available from the A14, but intervening hedging along the motorway adequately mitigates the impact. Views are also available from Horningsea Road further to the north. Development of the site would be clearly visible

Issue	Assessment	Comments
		and impactful to the character without adequate mitigations. Unit numbers may require reductions to allow for landscape mitigation at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England required if discharge to ground or surface water of more than 5m<sup>3</sup> per day. Most of site (arable habitats) likely to be of low ecological value although may support farmland bird populations. South-west field and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for Roman settlement in the vicinity including the scheduled settlement site Caudle Corner Farm mto the north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	<b>Amber</b>	<p>Need to consider new walking, cycling and Passenger Transport Infrastructure and links into Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 39% Grade 2; 61% Grade 3

Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD5  Very High

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

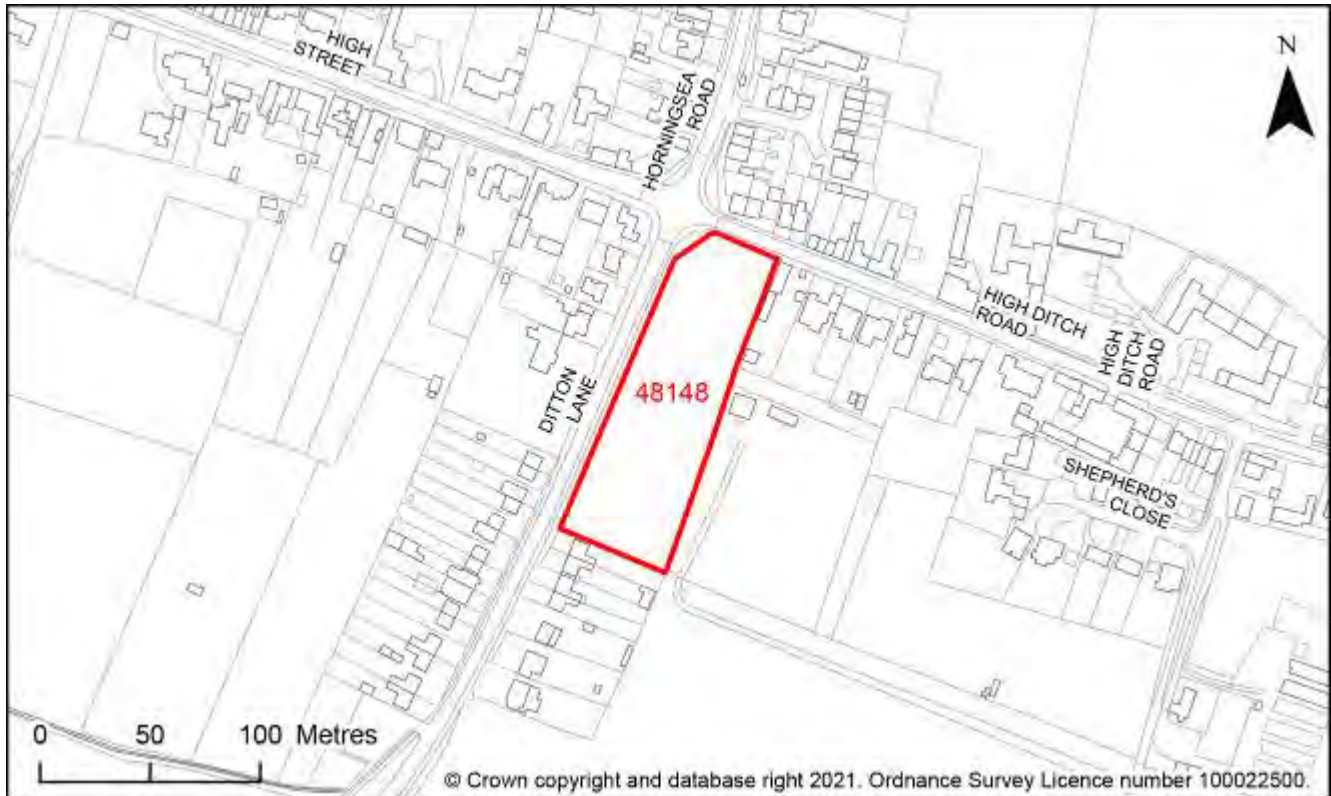
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	27
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Ditton Lane at junction with High Ditch Road, Fen Ditton, CB5 8TE

**Site Reference: 48148**

**Map 226: Site description - Land at Ditton Lane at junction with High Ditch Road, Fen Ditton**



## Site Details

Criteria	Response
Site area (hectares)	0.70
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	Lies within 10m of a TPO  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  This is a small site located to the south of the village of Fen Ditton outside and abutting the village framework. Wide views are negligible but local and amenity views are high due to proximity of residential dwellings. Development upon this site would have a significant adverse impact upon the local landscape character and the Important Countryside Frontage. Even with a reduction in residential units the impact would still be adverse, penetrate into the rural landscape and permanently remove the rural break between the



Issue	Assessment	Comments
		existing development frameworks.
Biodiversity and Geodiversity	Green	<p>Discharge to surface or ground water of more than 20m<sup>3</sup>/per day would require consultation with Natural England (unlikely to be an issue at this location with a small allocation). Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site is important to the setting of the adjacent Listed Building and parts of the Conservation Area. Potentially, with appropriate mitigation measures, a smaller number of units could occupy the southernmost end of the site leaving the High Ditch End open.</p>
Archaeology	Red	Earthworks relating to medieval settlement and agriculture survive in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>Access onto Ditton Lane subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	<b>Red</b>	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	13
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of 142 Ditton Lane, Fen Ditton, CB5 8SS

Site Reference: 52679

Map 227: Site description - Land south of 142 Ditton Lane, Fen Ditton



## Site Details

Criteria	Response
Site area (hectares)	0.13
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Car park, Infrastructure
Proposed development	Residential, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands  The site is typical of the settlement character  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  A small site located to the south of the village of Fen Ditton, outside and abutting the existing settlement framework. The site consists of hard standing and an area of amenity grassland. Wide views are limited due to intervening vegetation and built form. However, local views are medium and filtered through existing vegetation from Ditton Lane. The proposed number of units would be unachievable and inappropriate with the settlement characteristics.
Biodiversity and Geodiversity	Amber	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Otherwise, impacts on sites designated for nature conservation are unlikely. Boundary trees and hedgerows may qualify as Habitats of Principal

Issue	Assessment	Comments
		<p>Importance/be of high ecological value and support protected or notable species such as nesting birds. Grassland and car park likely to be of low ecological value. All schemes need to deliver at least 10% measurable biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located to south of historic village core
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3  Sewer runs along the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	



Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	39
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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# West of Ditton Lane, Fen Ditton., CB5 8SZ

Site Reference: 40516

Map 228: Site description - West of Ditton Lane, Fen Ditton.



## Site Details

Criteria	Response
Site area (hectares)	17.02
Parish or Ward	Fen Ditton CP; Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	250
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	<p>The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk and 46 The Fens</p> <p>District Area: Chalklands.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The site is a large agricultural field between Horningsea Road and Green End. The character of the village and the landscape would be significantly altered by the development of this site. The views across the site from Horningsea Road are open and picturesque and contribute to the rural character of the village. Development would have a negative impact on the</p>

Issue	Assessment	Comments
		village and the surrounding area.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a very limited impact on setting of nearby Listed Buildings. Development of the site is more likely to affect character of conservation area. The impact of development would depend on layout and design.</p>
Archaeology	Amber	Located in historic village core. Earthworks of shrunken medieval village survive to the west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues at B1047/A14 and B1047/Newmarket Road junctions, would require high quality pedestrian and cycle links to Cambridge North station and Newmarket Road, with potentially enhanced Passenger Transport provision.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to cemetery. Potential for contamination, conditions required

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 58% Grade 2; 18% Grade 3; 24% Grade 4  Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD3; FD1; FD4  Very High; Moderate High

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	250
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land to the east of Horningsea Road, Fen Ditton, CB5 8TF

## Site Reference: 47647

Map 229: Site description - Land to the east of Horningsea Road, Fen Ditton



### Site Details

Criteria	Response
Site area (hectares)	66.44
Parish or Ward	Fen Ditton CP; Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 46 The Fens &amp; 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area The Chalklands</p> <p>The site is typical of The Fens landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>This is a large site located to the north east of the village of Fen Ditton outside and abutting the settlement framework. wide, local and amenity views are high due to low lying nature of topography and lack of boundary vegetation. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural landscape.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Discharge to surface or ground water of more than 5m<sup>3</sup>/day will require consultation with Natural England. Retention/mitigation may be required. Drove through centre of site may be of high ecological value as continuous to Low Fen Drove Way; grasslands and hedges 35m to north. Boundary hedgerows, watercourses and woodland may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on Listed Buildings on High Ditch Road and the adjoining Conservation Area but the impact could be reasonably mitigated. Development of the site should avoid or respond to this area.</p>
Archaeology	Amber	Multi period remains recorded within and in the vicinity of the site including a settlement of Roman date to the north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The eastern Newmarket Road corridor of Cambridge requires a mass transit link to unlock growth which is proposed via the CAM proposals. There are various local congestion and capacity issues at local junctions which will need to be considered and offset by high quality sustainable transport links and mass transit scheme.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Site adjacent to a railway. Potential for historic contamination, conditions required. Phase I likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 81% Grade 2; 19% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW1; BW2; FD6; FD5; OA2  Very High; High

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

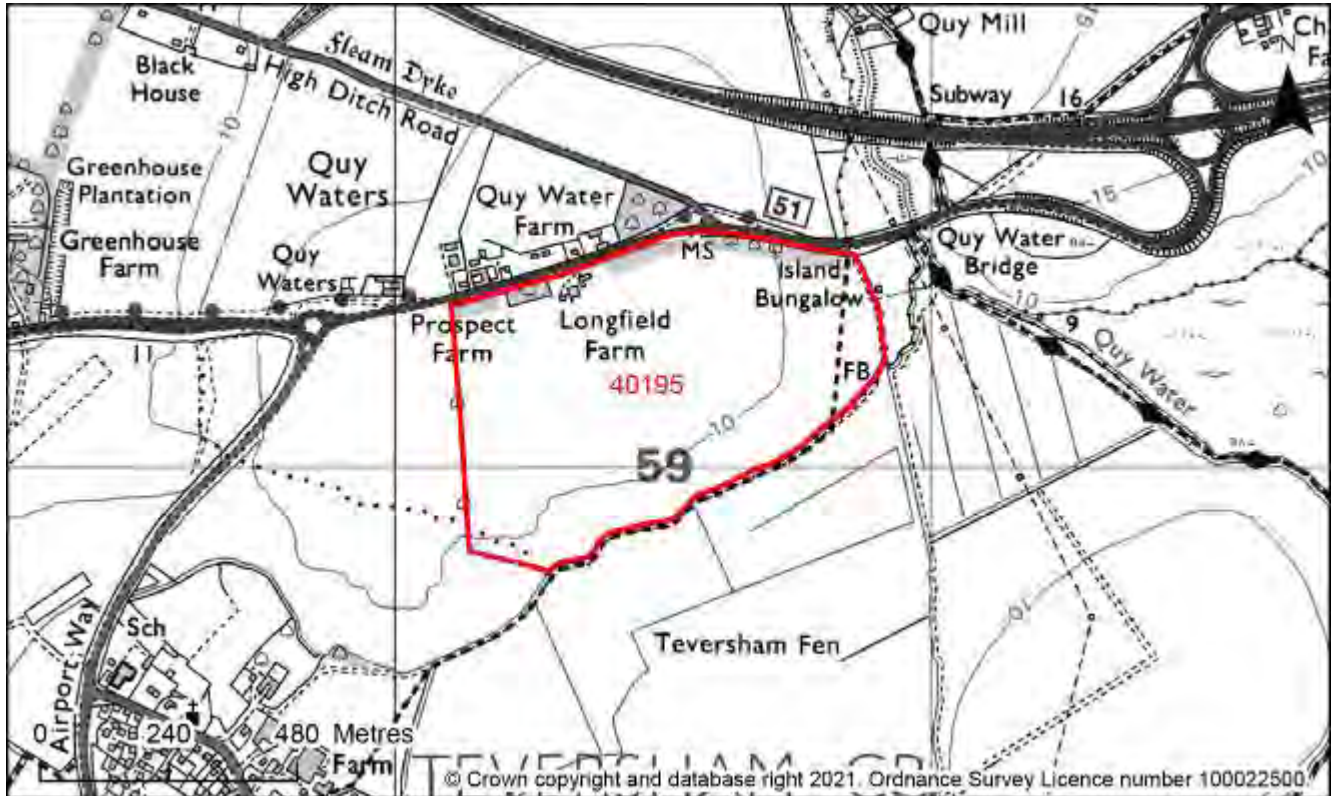
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1320
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years



# Longfield Farm, Newmarket Road, Fen Ditton, CB1 9AT

Site Reference: 40195

Map 230: Site description - Longfield Farm, Newmarket Road, Fen Ditton



## Site Details

Criteria	Response
Site area (hectares)	35.52
Parish or Ward	Fen Ditton CP; Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1065

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 87 East Anglian Chalk  District Area Chalklands, the site is Typical however it is very near atypical Fenland character areas around Teversham  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  Some long views towards the site are possible from high points on the Wilbraham roads. Views outward from the site a fairly expansive across adjoining fields but contained by wooded edges around the area giving a sense of enclosure. The development create an isolated form of development, some distance from



Issue	Assessment	Comments
		Cambridge.
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England required if more than 50 dwellings or commercial/industrial above 1000m<sup>2</sup> floorspace. Recreational impacts to SSSIs to be considered; alternative green space within site likely to be required. Wilbraham Fens SSSI is 300m east. Boundary hedgerows, wooded copses and wetland habitats may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Other areas of site likely to be of low ecological value (arable). Buildings and trees may support bat roosts (if suitable). Adjacent watercourse may support protected species e.g. water vole. Farmland bird populations may be present.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in a landscape of known late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development must consider how it will connect and promote sustainable travel to and from local services, villages and Cambridge. In addition, the development must assess its impact onto the local highway network and the A14.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 20% Grade 3; 7% Grade 4  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE1; OA3  Very High

## Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	1065
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# Land adjoining 35 Cootes Lane, Fen Drayton, CB24 4SL

Site Reference: 40038

Map 231: Site description - Land adjoining 35 Cootes Lane, Fen Drayton



## Site Details

Criteria	Response
Site area (hectares)	0.45
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	30-45
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area Fen Edge, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Development upon the site would be an extension to the settlement framework and there would be neutral / enhanced impact to the landscape character. Landscape mitigation measures would include a landscape buffer to the south of the site to reflect the rural characteristics.
Biodiversity and Geodiversity	<b>Green</b>	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are scrub areas, grasslands, hedges, and wooded boundaries on site

Issue	Assessment	Comments
		<p>that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Multi period remains located to the south
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No Comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**



Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west side of Honey Hill, Fen Drayton, CB24 4SF

Site Reference: 40136

Map 232: Site description - Land west side of Honey Hill, Fen Drayton



## Site Details

Criteria	Response
Site area (hectares)	0.58
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8-12

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area Fen Edge, the site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The proposed development would have a significant adverse impact upon the existing settlement form. Development of residential units would not reflect or respect this pattern and appear incongruous with the linear, street facing singular plots which exist upon Honey Hill.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.  Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated

Issue	Assessment	Comments
		or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

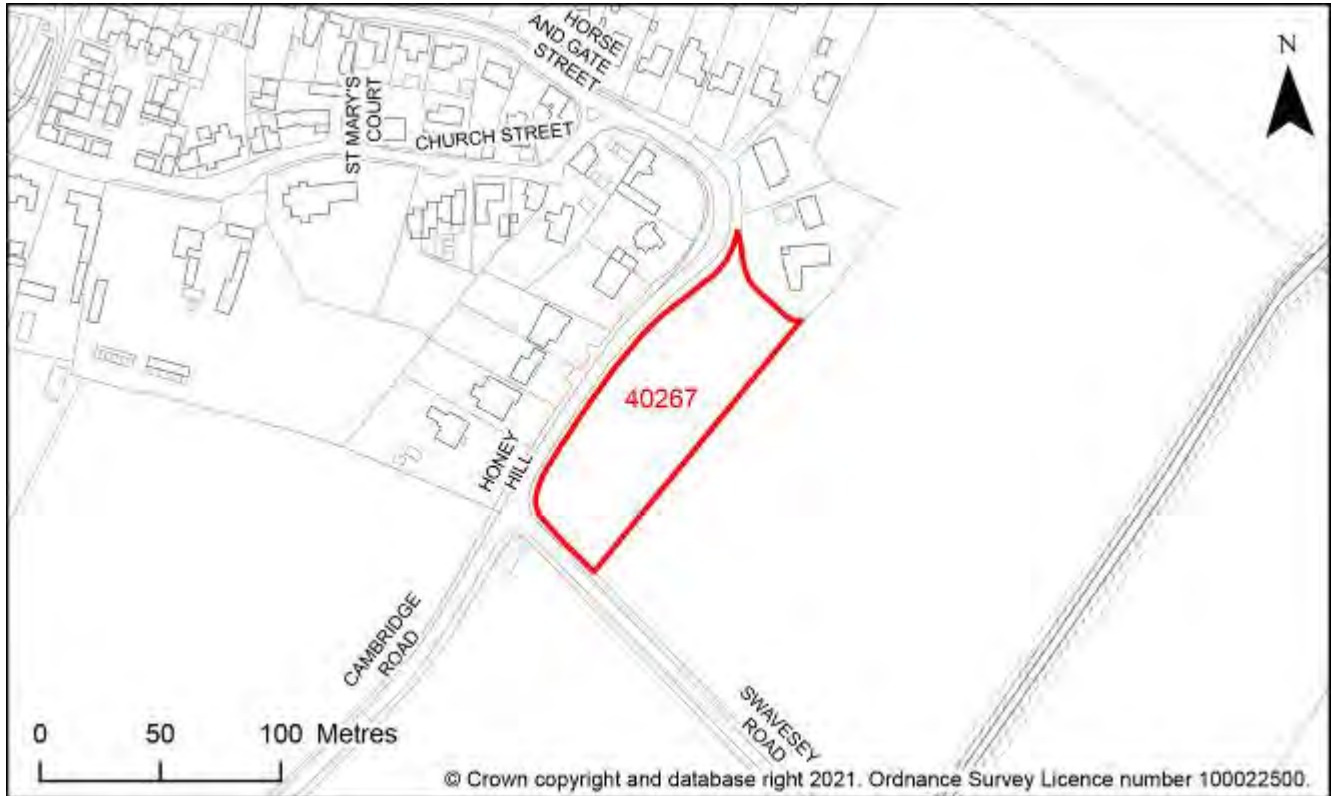
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	12
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Honey Hill, Fen Drayton, CB24 4SF

Site Reference: 40267

Map 233: Site description - Land at Honey Hill, Fen Drayton



## Site Details

Criteria	Response
Site area (hectares)	0.59
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	7

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Wider and local views are extensive due to lack of vegetation and low-lying topography.  Development upon this site would have a significant adverse impact upon the wider and local landscape character. It would be an encroachment into the rural open countryside.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value.  Development of the site may have a detrimental impact on a designated site, or those with a regional or local



Issue	Assessment	Comments
		protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of this site would alter the setting of the Conservation Area; however, the harmful impact is unlikely to be great, and could be reasonably mitigated by design and landscaping.</p>
Archaeology	Amber	Cropmarks of late prehistoric and Roman sites known to west and east
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

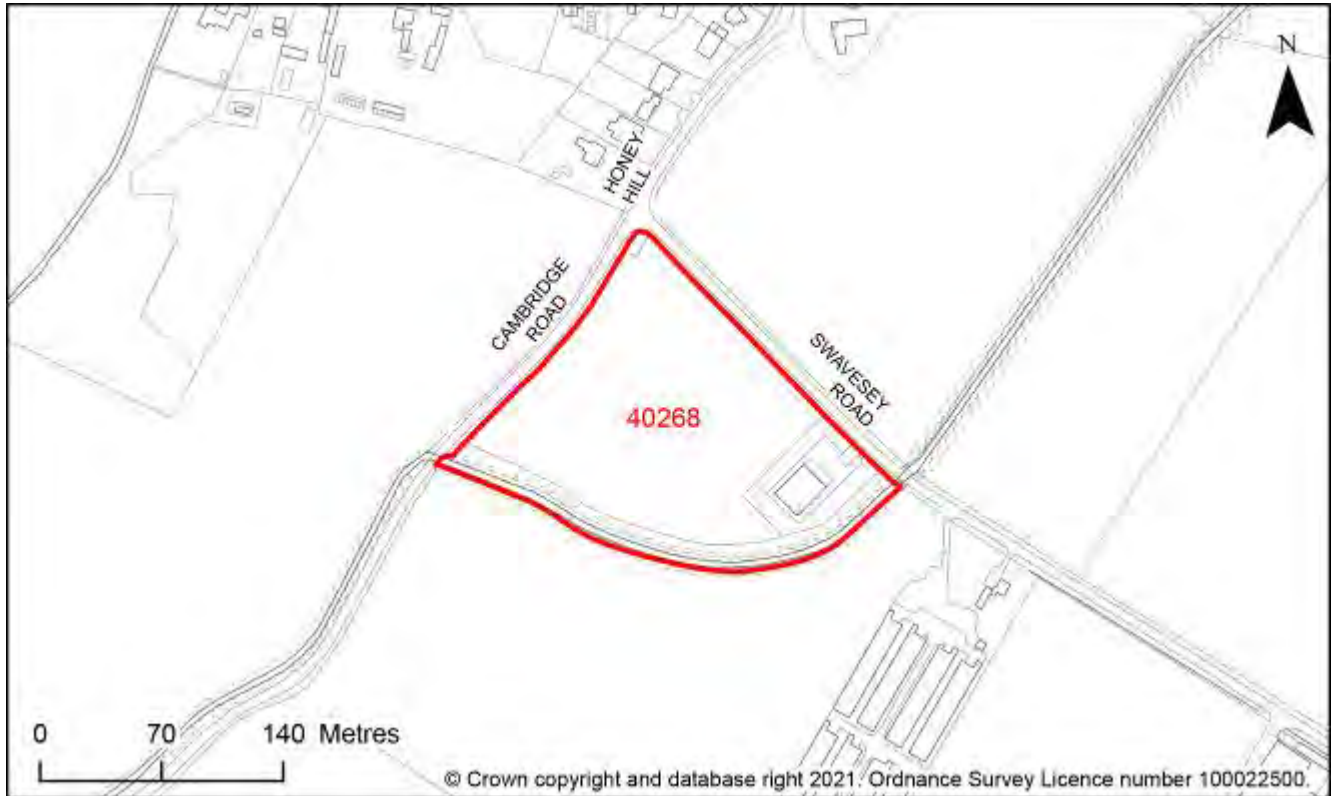
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Swavesey Road, Fen Drayton, CB24 4SF

Site Reference: 40268

Map 234: Site description - Land at Swavesey Road, Fen Drayton



## Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	10000

Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (8%)</p> <p>Partly in Flood Zone 3 (8%)</p> <p>Surface water flooding: 9% lies in a 1 in 30 year event</p> <p>15% lies in a 1 in 100 year event</p> <p>54% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a low lying field south west of the village of Fen Drayton. Wide and local views are substantial due to lack of vegetation and wide open views. Commercial development upon this site would have a significant adverse impact upon the landscape character and views. This is due to the low-lying topography, the lack of existing vegetation and the detachment from the</p>

Issue	Assessment	Comments
		existing settlement.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a ditch that runs adjacent to the southern boundary that may require surveys and mitigation. There are no other apparent priority habitats within the site; however, there are grasslands and hedges on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a possible impact on the approach to the Conservation Area and its wider Countryside rural setting, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an area of extensive cropmarks of Iron Age and Roman settlement.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Inadequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.  The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Need to consider Passenger Transport and walking and cycling links into Fen Drayton.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	10000

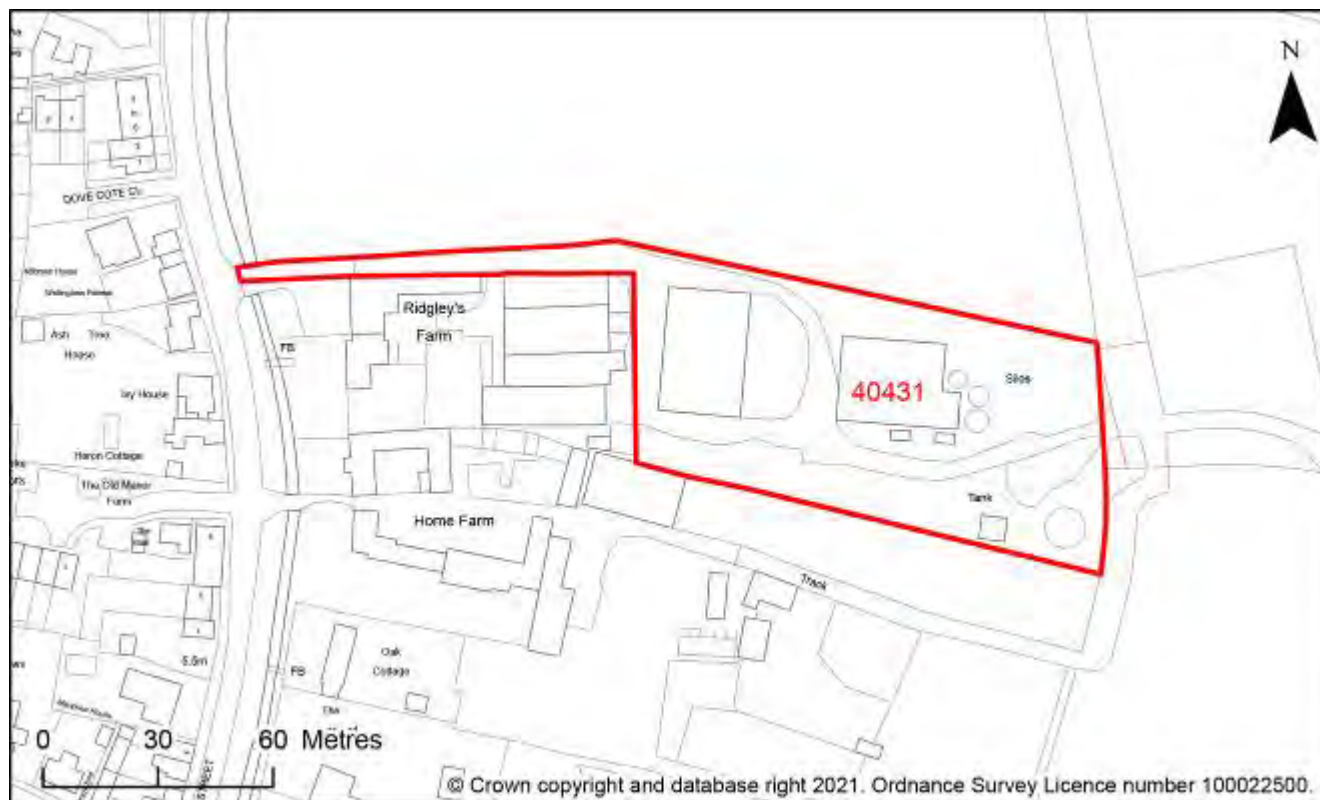


Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Ridgeley Farm, High Street, Fen Drayton, CB24 4SJ

**Site Reference: 40431**

**Map 235: Site description - Land at Ridgeley Farm, High Street, Fen Drayton**



## Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	5
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (4%)  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Primarily outside a PVAA  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge  The site is atypical of the settlement character. The existing development is not part of the linear street form but instead a collection of farm building to the rear and on the edge of the settlement.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is located on the edge and abutting the existing village framework and comprises a collection of farm sheds and silos. Wide and local views are limited due to sparse vegetation.  A minor development which have a negative impact upon the landscape character. Landscape mitigation would be an enhancement and integrate the

Issue	Assessment	Comments
		development into the settlement edge.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas and scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>It would be very difficult to avoid significant harm to the setting of the conservation area and the nearby listed buildings. The access point would alter the character of this part of the conservation area. This impact cannot be reasonably mitigated.</p>
Archaeology	Amber	Cropmarks of probable Roman date are located to the east and appear to extend into the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed. Access width too narrow</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Agricultural buildings on site. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 1% Grade 1; 99% Grade 2  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

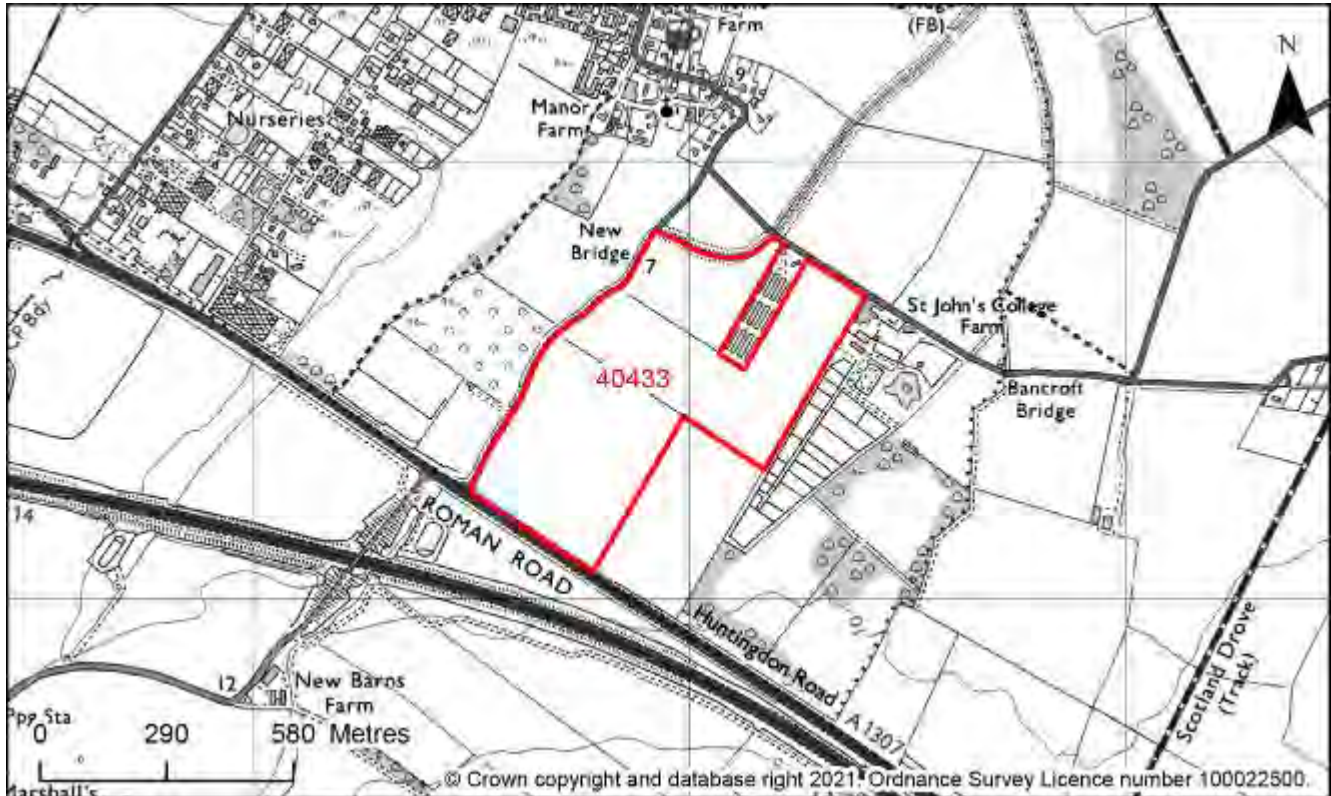
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land east of Cambridge Road, Fen Drayton, CB23 4LU

Site Reference: 40433

Map 236: Site description - Land east of Cambridge Road, Fen Drayton



## Site Details

Criteria	Response
Site area (hectares)	32.92
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	20000



Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>9% lies in a 1 in 100 year event</p> <p>26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>This is a large site located to the south of the village of Fen Drayton. Wide and local views are extensive due to topography and lack of vegetation. Development upon these sites would have a significant adverse impact to the wide and local landscape character. It would be a new settlement encroaching into the countryside and not reflect or respect the rural characteristics. Even with a reduction of residential units development would still have an adverse impact</p>

Issue	Assessment	Comments
		upon the existing landscape character.
Biodiversity and Geodiversity	Amber	<p>Any solar scheme above 0.5 ha, livestock and poultry units above 750m<sup>2</sup>, any general combustion processes above 50MW input, and any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	The site is separated from Fen Drayton Conservation Area by open fields. Development of the site is likely to harm the character of Conservation Area, which is that of a village in a rural setting. The Grade II* listed church, in particular, has an extensive setting of open rural views which would be partially lost, with harmful impacts; however, such impacts could be reasonably mitigated.
Archaeology	Amber	The site contains extensive cropmarks of Iron Age and Roman settlement.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Need for significant new highway infrastructure and improvements to local roads to access A1307. Need for new new walking, cycling and Passenger Transport Infrastructure links to Cambs Guided Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

## Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Grade 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

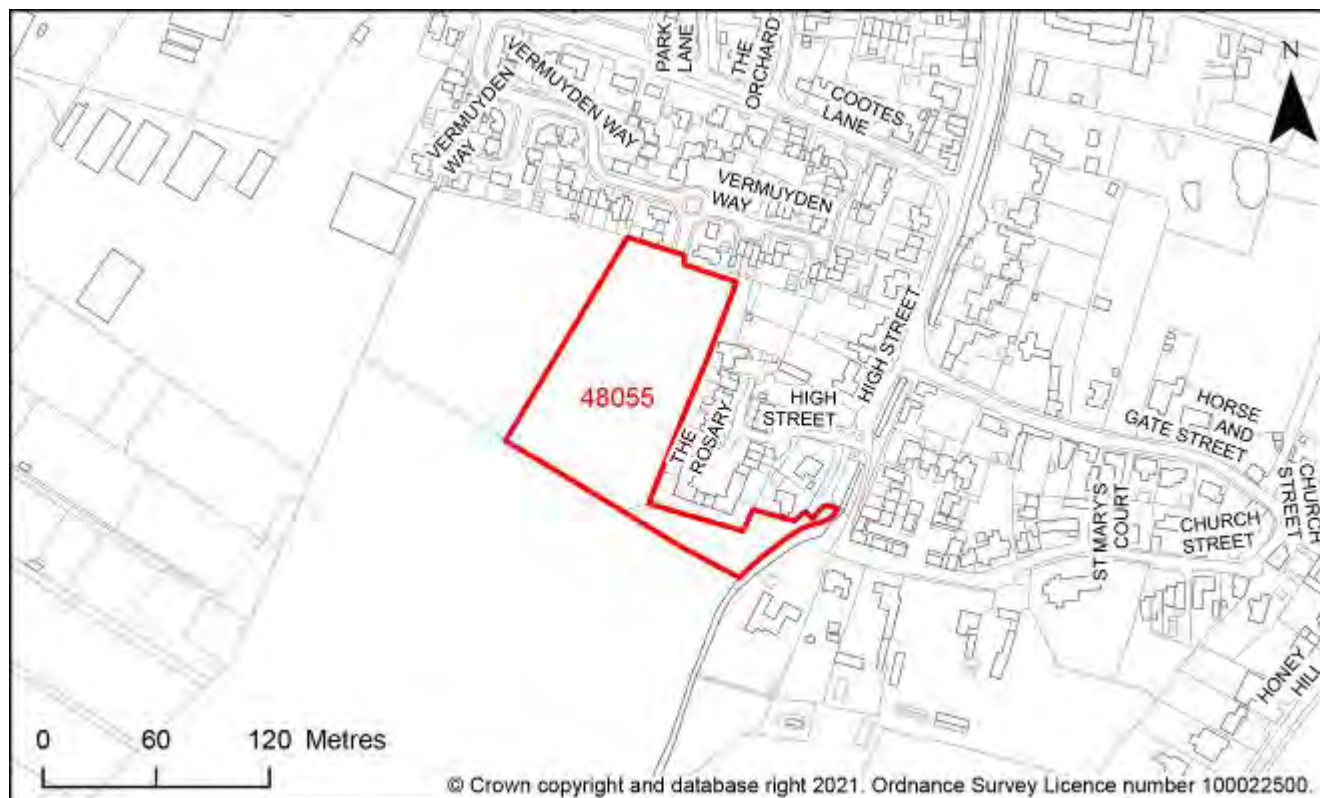
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the south of Vermuyden way, Fen Drayton, CB24 4SZ

**Site Reference: 48055**

**Map 237: Site description - Land to the south of Vermuyden way, Fen Drayton**



## Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>10% lies in a 1 in 100 year event</p> <p>26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Fen Edge</p> <p>The site is generally typical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site comprises part of a parcel of unused arable land which is part in the Conservation Area. The site is largely outside of the Development Framework Boundary and therefore mainly in the countryside. Preservation of the rural countryside character is important, but the site would essentially see</p>

Issue	Assessment	Comments
		development in the countryside. The site has an open character. A significantly reduced scheme may be acceptable with mitigation.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require consideration of recreational impact on nearby SSSIs. Discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Habitats of Principal Importance unlikely to be present except SE boundary hedgerow and watercourse which may qualify. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Ponds within 250m may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the south east corner of the site could harm the character of the conservation. The level of harm would be determined by the scale, layout and landscaping. This may impact on the quantum of development achievable.</p>
Archaeology	Amber	Known archaeology of prehistoric and Roman date in the area, but survival compromised by former gravel working
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The development will have to consider the impact of committed/allocated sites onto the local highway network and conduct capacity assessments at local junctions. The site must promote sustainable travel to local services and provide high quality walking and cycling routes to the Cambridgeshire Guided Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

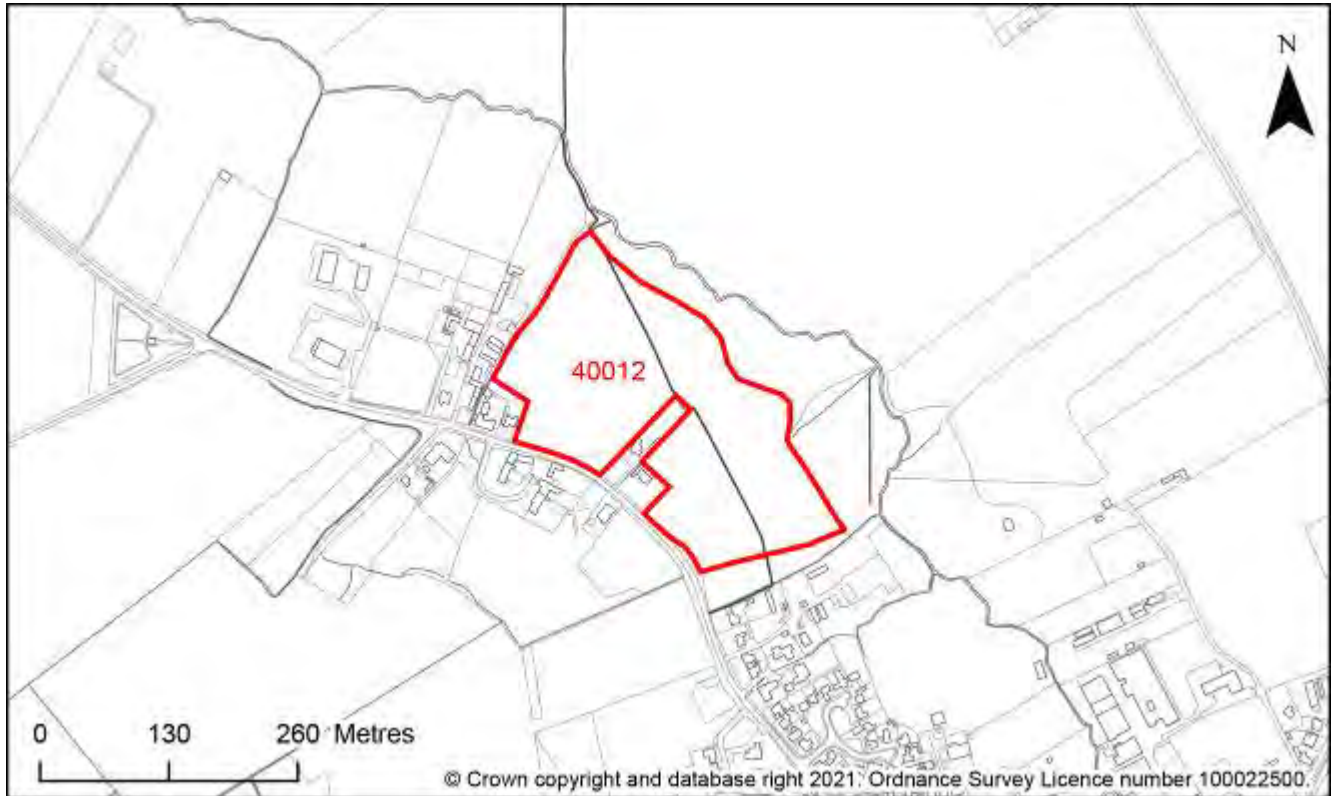
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to north-east side of Long Lane, Fowlmere, SG8 7TG

Site Reference: 40012

Map 238: Site description - Land to north-east side of Long Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	5.61
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	158

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (3%)  Partly in Flood Zone 3 (2%)  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The landscape impact of the proposed development would be minor adverse on the NCA/LCA. Conversely, however, the harm on the village form and townscape of Fowlmere would be significant. Development would continue a pattern of sprawl which has begun but

Issue	Assessment	Comments
		should not be encouraged.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>A large development on this site could potentially harm the character and setting of the approach to the village and the listed building. The impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

#### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

#### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.



## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	106
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# The Way, Fowlmere, SG8 7QS

Site Reference: 40023

Map 239: Site description - The Way, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	2.14
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Office, Public open space
Proposed employment floorspace (m <sup>2</sup> )	204
Proposed housing units	45

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (67%)  Partly in Flood Zone 3 (63%)  Surface water flooding: 2% lies in a 1 in 100 year event  4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area Chalklands, the site is typical of the character type in relation to nearby villages  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is a brownfield light/agro industrial site, views into and out of the site are limited due to surrounding vegetation primarily. Development would require buffering and should include landscape mitigation along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Watercourse crosses the site</p>
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for</p>

		growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal withdrawn (S/1213/16/OL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

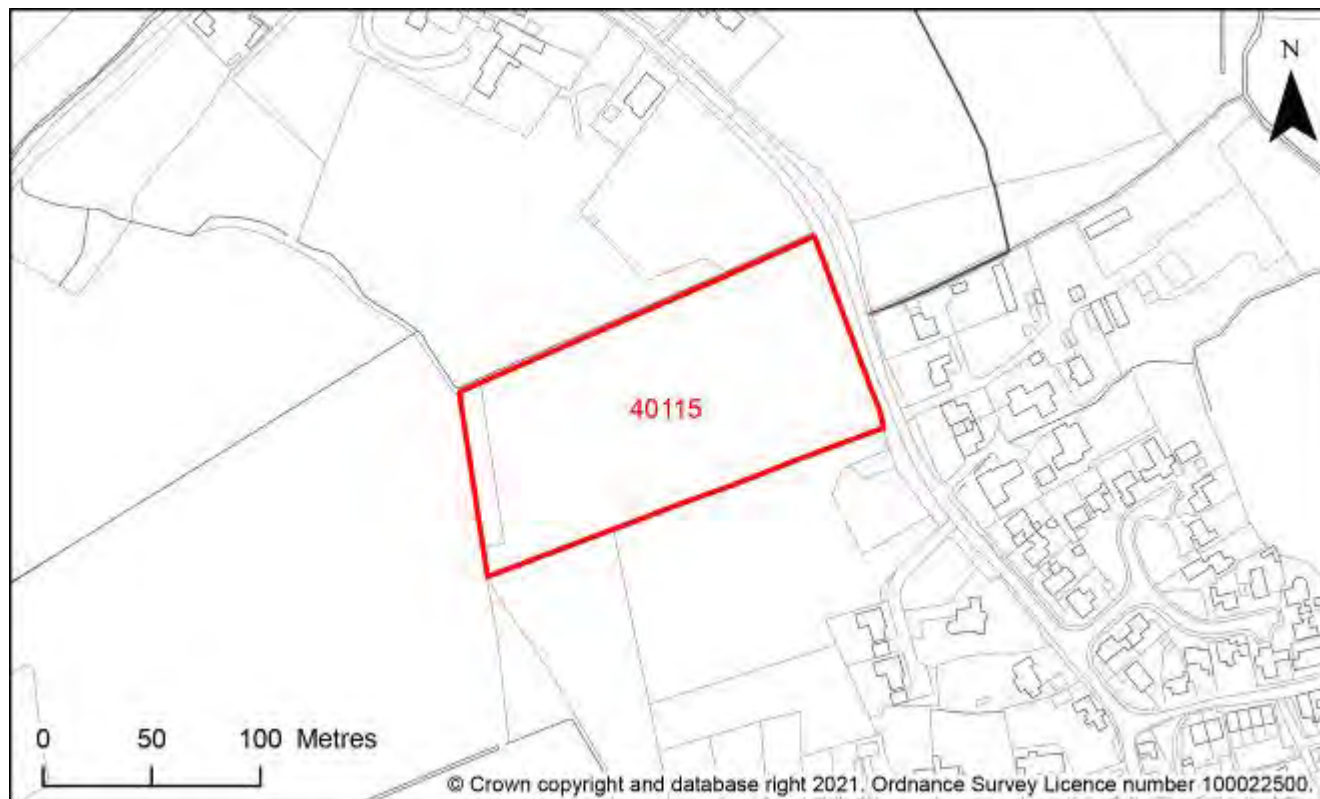
Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	45

Estimated employment space (m <sup>2</sup> )	204
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west side of Long Lane, Fowlmere, SG8 7TG

Site Reference: 40115

Map 240: Site description - Land west side of Long Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	1.65
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	40-50



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  National Character  The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  Local Character  At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.  This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers.

Issue	Assessment	Comments
		<p>Both small and large villages generally have a strong historic, linear form. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site is located to the north west of the village of Fowlmere and outside the village framework. Wider views are limited due to vegetation and built form. However, local and amenity views are high due to the open and low lying nature of land.</p> <p>Following appropriate landscape mitigation works the site is capable of accommodating a development. The strong rural character to be protected and retained, existing wide hedgerow to be protected and enhanced.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Loss of area of open countryside at entrance to the Conservation Area which provides a buffer between the farmhouse and the settlement to the south, reflecting the historic rural character and setting of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located on the north edge of the historic village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also, the B1368/A505/Barley Road junction has been identified to be improved with signals installed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

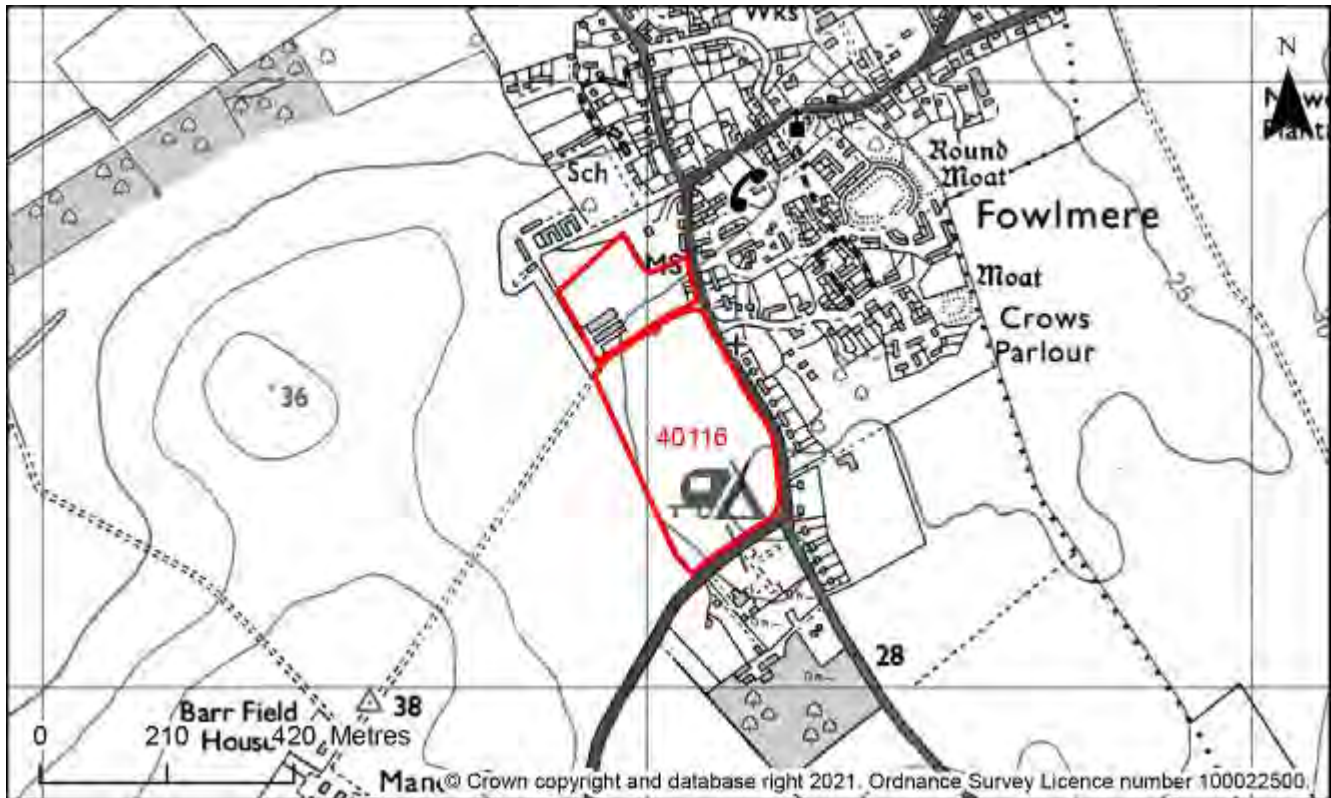
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west side of London Road, High Street, Fowlmere, SG8 7SG

**Site Reference: 40116**

**Map 241: Site description - Land west side of London Road, High Street, Fowlmere**



## Site Details

Criteria	Response
Site area (hectares)	10.33
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	50-200
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## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Amber</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  7% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character  The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  Local Character  At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.

Issue	Assessment	Comments
		<p>This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers.</p> <p>Both small and large villages generally have a strong historic, linear form. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>This site is split into 2no. sites. Site 1: The existing boundary wall and vegetation limits local and visual amenity views into the site. With careful landscape mitigation works the site is capable of accommodating a development subject being of an appropriate scale and landscape mitigation. Site 2: Development upon this site would have a significant adverse effect upon the Important Countryside Frontage and local landscape character. Development would be an encroachment into the countryside.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. The southern boundary of the site lies adjacent to London Road RSV CWS, cited for its frequent numbers of calcareous grassland indicator species. There are no apparent priority habitats within the site; however, there are grasslands which may be calcareous in nature due to underlying geology, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>



Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development needs to respond to the historic setting and context of the Conservation Area and the sensitive village approach. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located on south side of historic village. Ring ditch remains of Bronze Age date recorded to the east</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also, the B1368/A505/Barley Road junction has been identified to be improved with signals installed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>29% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50

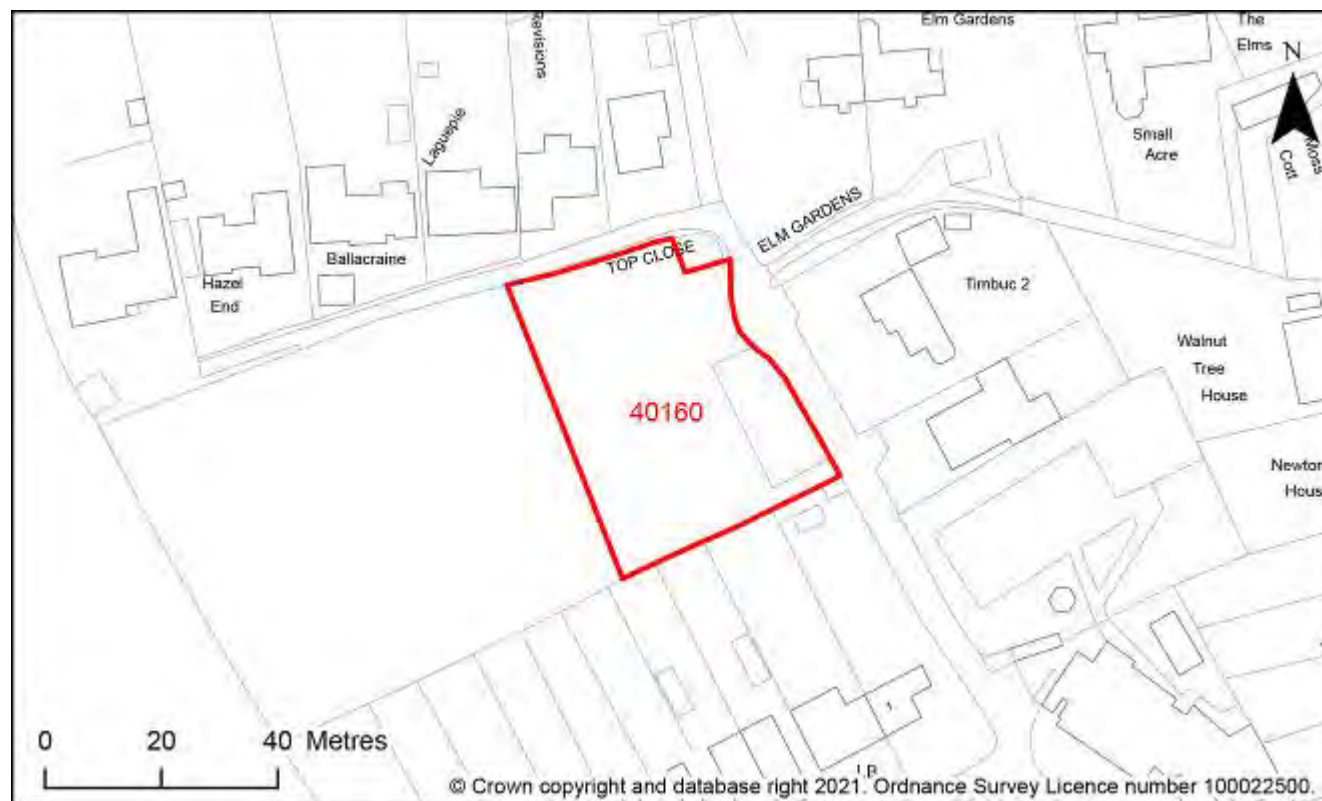
Development completion timescales (years)
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11-15 Years
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# Land off Butts Lane, Fowlmere, SG8 7SY

Site Reference: 40160

Map 242: Site description - Land off Butts Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	0.19
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	6

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is overgrown with scrub and tree planting with an existing allotment to the west. Wide views are negligible and local views are high. Development upon this site would be an enhancement and be consistent with the existing settlement pattern.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is comprised predominately of woodland, removal of this woodland is unlikely to be compensated (biodiversity net gain) within the red line boundary of the site; therefore applicants will need to provide biodiversity net gain through offsite compensation. All wooded areas are likely to hold ecological value.  Development of the site may have a detrimental impact

Issue	Assessment	Comments
		on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the western edge of the medieval village core. Structures relating to the wartime use of the airfield may also survive.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	<b>Red</b>	The proposed site does not to have a direct link to the adopted public highway.  No possibility of creating a safe access.
Transport and Roads	<b>Green</b>	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Green</b>	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = **Green**)**



Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land West of High Street, Fowlmere, SG8 7SG

Site Reference: 40252

Map 243: Site description - Land West of High Street, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	2.56
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	50-60

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  16% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development upon this site would have a significant adverse impact to the Important Countryside Frontage and an encroachment into the countryside. Wide views are negligible however, local views are high due to topography and low level hedgerow boundary.  Even with a significant reduction in residential units the impact would still be significantly adverse and harm the strong rural character sweeping into the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. The southern boundary of the site lies adjacent to London Road RSV CWS, cited for its frequent numbers of calcareous grassland indicator species. There are no apparent priority habitats within the site; however, there are grasslands which may be calcareous in nature due to underlying geology. Hedges and wooded boundaries may qualify as Habitats of Principal Importance/priority habitat and may have ecological value. Buildings and mature trees may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Important Countryside Frontage</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>Number of units proposed would be harmful to setting of Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

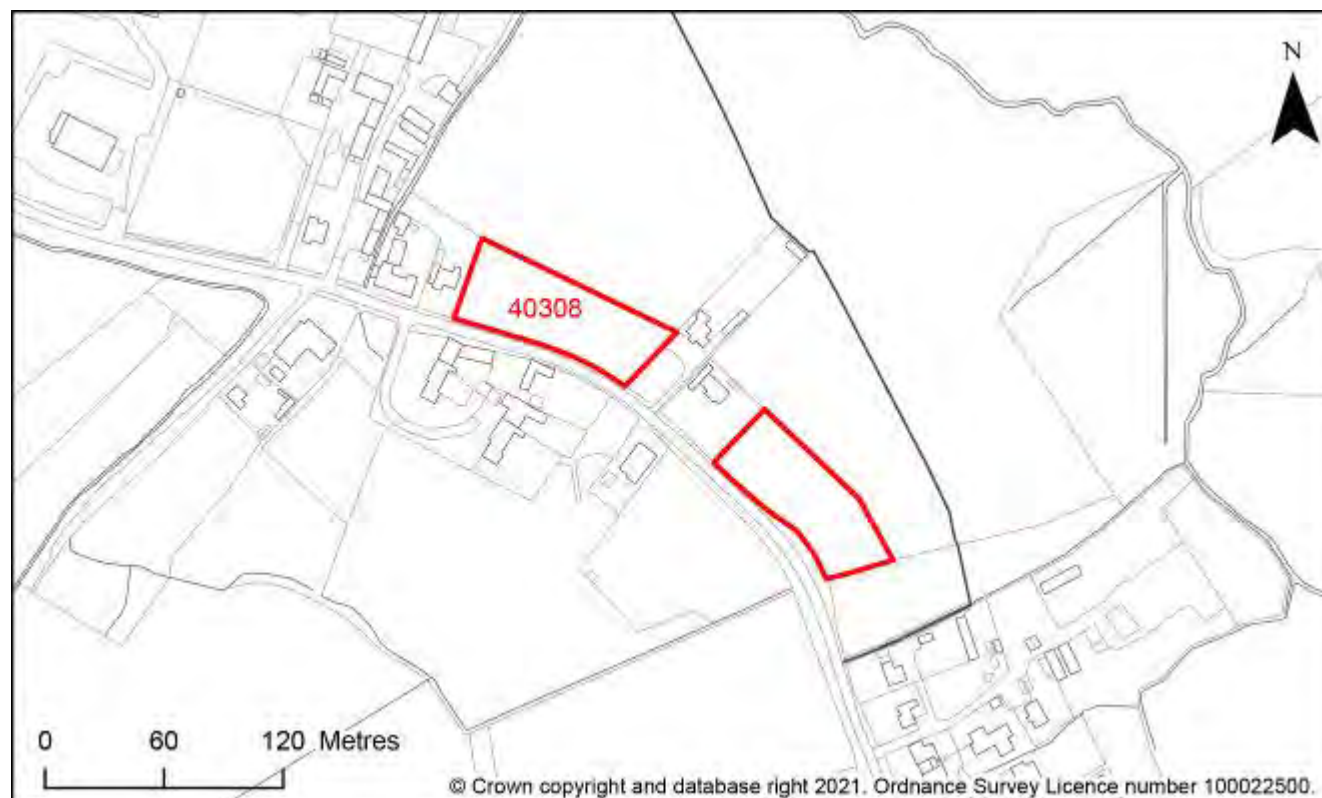
Capacity and Delivery	Response
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Estimated dwellings per hectare	23
Estimated dwelling units	60
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land on north-east side of Long Lane, Fowlmere, SG8 7TG

Site Reference: 40308

Map 244: Site description - Land on north-east side of Long Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	0.69
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities



Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This site is divided into 2no. linear plots separated by 2no. existing residential properties. They are part of an existing agricultural field little or no boundaries particularly to the north and south. Wide views are limited. However, local views are high due to topography and gappy boundary vegetation. The landscape impact of the proposed development would be minor adverse. Landscape mitigation measures would be required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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# Land on north-east side of Long Lane, south of Linden House, Fowlmere, SG8 7TG

**Site Reference: 40309**

**Map 245: Site description - Land on north-east side of Long Lane, south of Linden House, Fowlmere**



## Site Details

Criteria	Response
Site area (hectares)	2.06
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public

	open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	60

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Lies within 10m of a TPO  NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This site is part of large agricultural field. Wide views are limited. However, local views are high due to topography and gappy boundary vegetation, The landscape impact of the proposed development would be minor adverse. Landscape mitigation needed and the form of development to reflect the existing

Issue	Assessment	Comments
		settlement pattern and to have a rural approach.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located in a rural location and must ensure there are high quality walking and cycling links to local services, and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

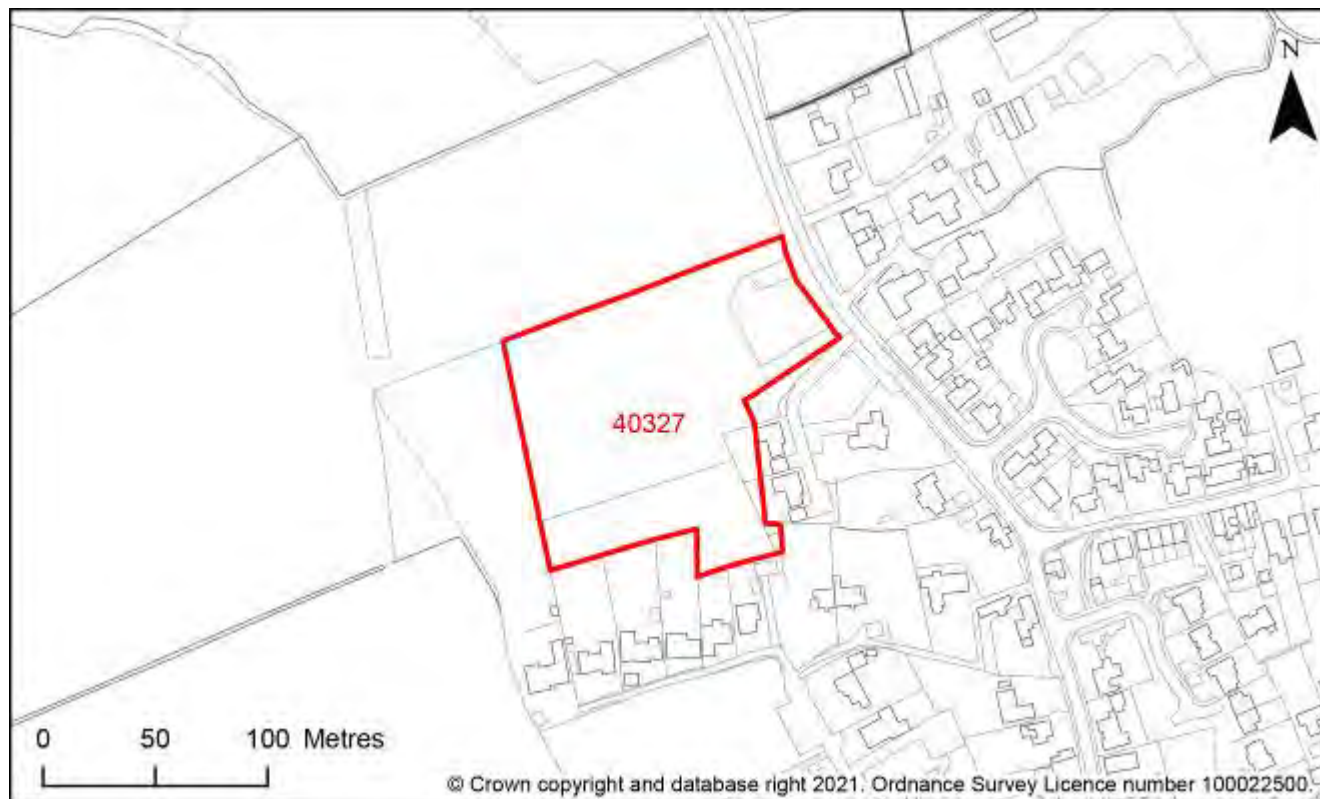
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	44
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Long Lane, Fowlmere, SG8 7TG

Site Reference: 40327

Map 246: Site description - Land off Long Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	1.38
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	17

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is located to the north west of the village, outside and abutting the Development Framework boundary. To the north and west the site adjoins small green fields and the east and south are residential properties. Wide views are negligible and local views are open upon the northern boundary due to lack of vegetation. To mitigate any potential harm landscape measures are required inclusive of the following: existing boundary planting to be managed, buffer planting to be included upon the northern and western boundary, the form of development to reflect the existing settlement pattern and to have a rural approach.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. Hedges on site may qualify as Habitats of Principal Importance/be of high ecological value. Botanical diversity of grassland will need to be assessed. May be protected or notable species associated with boundary and grassland habitats.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the north edge of the historic village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m  Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	17
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Rectory Lane, Fowlmere, SG8 7TL

Site Reference: 40353

Map 247: Site description - Land at Rectory Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	30

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (24%)</p> <p>Partly in Flood Zone 3 (20%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>NCA 87 The East Anglian Chalk</p> <p>District Area The Chalklands</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development would be an infill to the existing framework and have a neutral impact to the settlement character. However, unit numbers would need to be reduced in order to ensure a contextual village development. Typical landscape enhancement works would include the following: existing trees and hedgerows to be protected, managed and gaps infilled, village open space to be encouraged and development to be a rural approach.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There is a watercourse/ditch adjacent to the eastern boundary that may require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This site is within the boundary of the conservation area as it provides a rural buffer to the character of Rectory Lane. A larger development may be possible to the north east of the site but the south western section of the site is too sensitive for major development. Any improvements to the access off Rectory Lane has the potential to harm the character of the lane.</p>
Archaeology	Amber	Located in the historic village core adjacent to the site of a medieval moat.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads and nearby industrial /commercial activities but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# The Triangle, Fowlmere, SG8 7QN

Site Reference: 40456

Map 248: Site description - The Triangle, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	24

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This is a small irregular shaped grass field to the east of the village of Fowlmere outside and adjacent to the village settlement framework. Wide and local views are limited due to boundary planting. Development upon this site would have a negative impact to the settlement character. Landscape enhancement measures are recommended to mitigate.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI  All residential development would require an assessment of recreational impacts on nearby SSSIs. Any applications would require consultation with Natural England in relation to Whittlesford-Thriplow



Issue	Assessment	Comments
		<p>Hummocky Fields SSSI 10m east. Any development would need to be very carefully designed to avoid impacts on SSSI and recreational impacts may be hard to avoid/mitigate. Habitats including trees, hedges and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The site is within the setting of the listed building Fieldhouse, which derives some significance through its position within the highly rural surroundings .The cottage is particularly experienced in these surroundings on approach from north and east and both views will be affected by development on site. To avoid diminishing the setting, the South West site should be landscaped and kept free of buildings, the boundary to south and east should be retained and reinforced. Height of dwellings should step down towards east and south.</p>
Archaeology	Amber	Bronze Age ring ditch recorded to south. Undated ditches recorded during evaluation of adjacent site
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	24
Estimated dwelling units	24
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the south of Lanacre, Chrishall Road, Fowlmere, SG8 7RY

**Site Reference: 40465**

**Map 249: Site description - Land to the south of Lanacre, Chrishall Road, Fowlmere**



## Site Details

Criteria	Response
Site area (hectares)	3.32
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Retail

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	50

## Site Assessment Summary

Criteria	Outcome
Suitable	<b>Red</b>
Available	<b>Green</b>
Achievable	<b>Green</b>

## Site Assessment

### Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development upon the site would have a harmful impact on the village form and townscape of Fowlmere. Development would continue a pattern of sprawl which has begun but should not be encouraged.

Issue	Assessment	Comments
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>All residential development would require consideration of recreational impacts on nearby SSSIs. Any development which could result in air pollution would require consultation with Natural England. Site likely to include plantation woodland which may be of relatively low ecological value; site boundaries including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Green</b>	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	<b>Amber</b>	Bronze Age ring ditches recorded to the north east.
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>31% lies in an EA Source Protection Zone 1; 45% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p>



Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

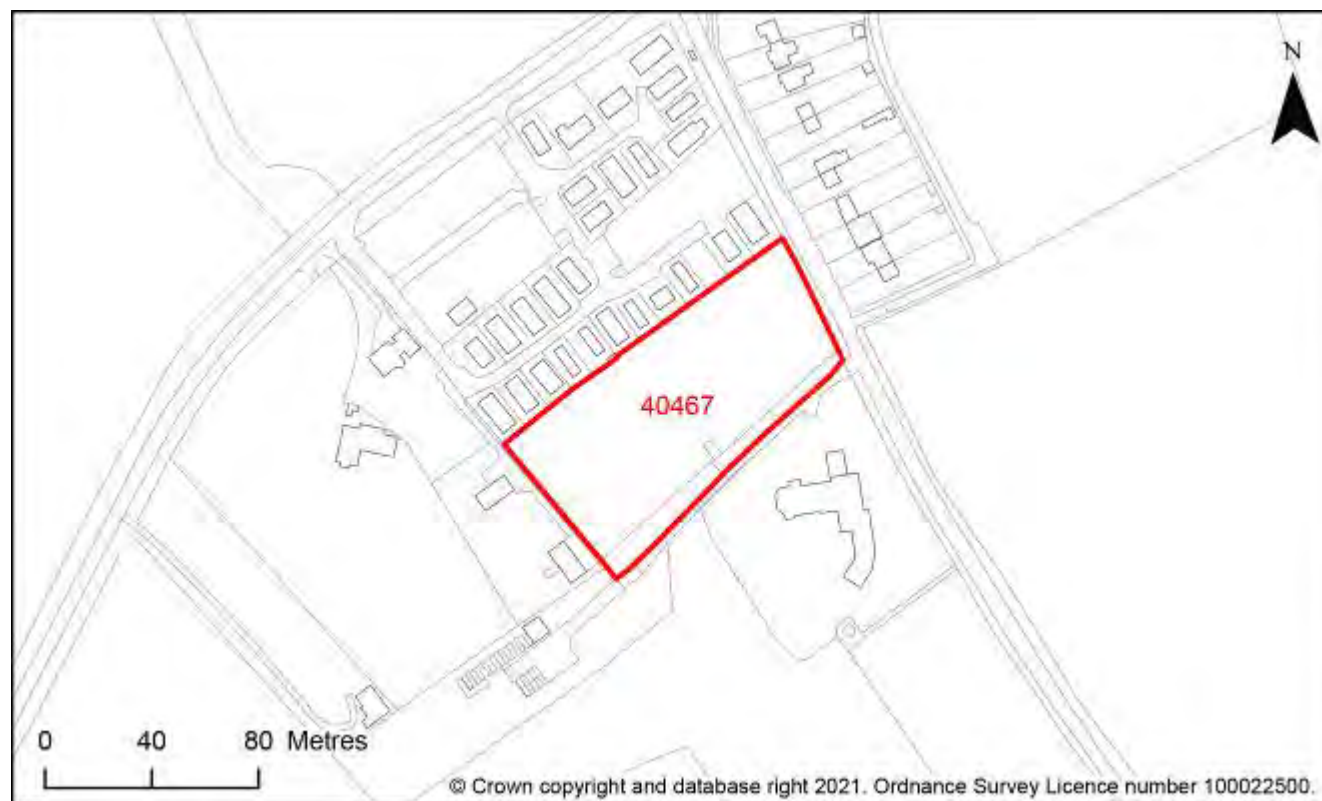
Capacity and Delivery	Response
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Estimated dwellings per hectare	15
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the west of Chrishall Road, Fowlmere, SG8 7RY

Site Reference: 40467

Map 250: Site description - Land to the west of Chrishall Road, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	0.72
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  NCA 87 The East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development upon this site would be an infill development and have a limited impact to the settlement character. Potential landscape mitigation works would include the following: enhancement planting upon the boundary, a green open space within the site and the height of new build to consider the overbearing effects to adjacent dwellings.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site  All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There

Issue	Assessment	Comments
		<p>are no apparent priority habitats within the site; however, there are extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Bronze Age ring ditches recorded to the north east.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:
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### **Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/2757/17/FL)
When will the site be available for development?	0-5 Years

### **Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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