

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

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

Covering South Cambridgeshire parishes from Fowlmere to Madingley

## Contents

Land north-east of Long Lane, Fowlmere, SG8 7TG.....	9
College Farm, Barrington Road, Foxton, CB22 6SJ.....	15
Land at Herods Farm, High Street, Foxton, CB22 6SS.....	21
Land west of Station Road, Foxton, CB22 6SA.....	27
Land east of Station Road, Foxton, CB22 6SA.....	32
19a Fowlmere Road, Foxton, CB22 6RT.....	38
Land to the south-east of Cambridge Road, Foxton, CB22 6SH.....	44
Land to the north and east of Barrington Road, Foxton, CB22 6SH.....	50
Land off Royston Road, Foxton, CB22 6SE.....	56
Land at Shepreth Road, Foxton, CB22 6SX.....	62
Land at Capital Park, Fulbourn, CB21 5XE.....	68
Land east of Balsham Road, Fulbourn, CB21 5DD.....	74
Land east of Balsham Road, Fulbourn, CB21 5DD.....	80
Bird Farm, Cambridge Road, Fulbourn, CB21 5RH.....	86
Land west of Station Road, Fulbourn, CB21 5AB.....	92
Land off Cambridge Road, Fulbourn, CB21 5EQ.....	98
Land off Fulbourn Old Drift, Fulbourn, CB21 5EE.....	104
Land at Court Meadows House, off Balsham Road, Fulbourn, CB21 5DD.....	110
Land off Home End, Fulbourn, CB21 5BS.....	116
Land at Teversham Road, Fulbourn, CB21 5HE.....	122
Land to the south of Shelford Road and Cambridge Road, Fulbourn, CB21 5HQ.....	128
Land off Shelford Road, Fulbourn, CB21 5HJ.....	134
Fulbourn Road East (Fulbourn) (Policy E/3), CB1 9NL.....	140
Land to the West of Elizabeth Way, Gamlingay, SG19 3NH.....	146
110 Cinqes Road, Gamlingay, SG19 3NR.....	152
Land north of West Road, adjacent to Dennis Green, Gamlingay, SG19 3QH.....	158
Gamlingay First School, Green End, Gamlingay, SG19 3LE.....	164
46 Cinqes Road, Gamlingay, SG19 3NW.....	170
Land north east side of Park Lane, Gamlingay, SG19 3PD.....	176
Land off Grays Road, Gamlingay, SG19 3EL.....	182
Merton Farm, Church End, Gamlingay, SG19 3EP.....	188
Land off Greenacres, Gamlingay, SG19 3LP.....	194
Land west of Heath Road, Gamlingay, SG19 3LQ.....	200
Land to the west of Mill Street, Gamlingay, SG19 3JU.....	206
Land to the south of West Road, Gamlingay, SG19 3QH.....	212
Land adjacent Green Acres, Gamlingay, SG19 3LR.....	218
Land at Potton Road, Gamlingay, SG19 3LW.....	224

Land south of Green End,Heath Road, Gamlingay, SG19 3JZ .....	230
Land To The South Of Station Road, Gamlingay, Sandy, Beds, SG19 3HE.....	236
Land off High Street, Girton, CB3 0QD.....	242
Land east of recreation ground, Girton, CB3 0PW .....	248
Land east of Redgate, Girton, CB3 0PP .....	254
Thorpe, Huntingdon Road, Cambridge, CB3 0LG .....	259
Land to the west of Oakington Road, Girton, CB3 0RX.....	265
Grange Farm, Huntingdon Road, Girton, CB3 0JN .....	271
Land north of Huntingdon Road, Girton, CB3 0JX.....	277
Land at Dodford Lane, Girton, CB3 0QL .....	282
Cockerton Road, Girton, CB3 0QD.....	288
Land between Huntingdon Road and Histon Road (SS/2), CB24 9NX .....	294
Beckbrook, Oakington Road, Girton, CB3 0QH.....	300
Land at Manor Farm, High Street, Graveley, PE19 6PL.....	306
Land south of High Street, (R,O 72), Graveley, PE19 6PL.....	312
Land adjacent Ponds Farm Cottage, High Street, Graveley, PE19 6PN.....	317
Land off Church Lane, Graveley, PE19 6PW .....	322
Land west of High Street, Great Abington, CB21 6AE .....	328
Land adjacent to Abington Hall, Great Abington, CB21 6AE.....	334
Land on the north side of Pampisford Road, Great Abington, CB21 6AQ.....	340
Land west of St Mary's Lane, Great Abington, CB21 6AE .....	346
Land east of St Mary's Lane, Great Abington, CB21 6AE .....	352
Land to the east of Strawberry Farm, Pampisford, CB21 6AQ.....	358
Land North of Pampisford Road, Great Abington, CB21 6BD .....	364
Land between Great Abington and north of Great Chesterford, CB21 6AX .....	370
Land to the south of Great Abington and north of Great Chesterford, CB10 1FE .....	376
Abington Hall, Great Abington, CB21 6AD .....	382
Land south of Barley Road, Great Chishill, SG8 8SB.....	388
Land off Hall Lane, Great Chishill, SG8 8SJ.....	393
Land west of Chishill Road, Heydon, SG8 8PN.....	399
Heydon End, 87 Chishill Road, Heydon, SG8 6PN .....	404
Land south of Wimpole Road, Great Eversden, CB23 1HR .....	410
Land off Chapel Road, Great Eversden, CB23 1HP.....	416
Land at Chapel Road, Great Eversden, CB23 1HP.....	421
Land west of Chapel Road, Great Eversden, CB23 1HP .....	427
144 Cambridge Road, Great Shelford, CB22 5JU.....	433
Land at 120 Cambridge Road, Great Shelford, CB22 5JT .....	439
Grange Field, Church Street, Great Shelford, CB22 5AT .....	445
Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom, CB22 3FB.....	451

Land Northeast of More's Meadow, Great Shelford, CB22 5LS .....	456
Land off Cambridge Road, Gt Shelford, CB22 5JJ .....	462
Land at Whitefields, Hinton Way, Great Shelford, CB22 5AN .....	468
Land west of Granhams Farm, Great Shelford, CB22 5JX.....	474
Land south of Granhams Farm, Great Shelford, CB22 5AE.....	480
Land west of Hinton Way, Great Shelford, CB22 5AL .....	486
Land at 6 Cabbage Moor, Great Shelford, CB22 5NB.....	492
Land off Cabbage Moor, Great Shelford, CB22 5NB.....	498
Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge, CB22 3BF .....	504
Land east of Marfleet Close, Great Shelford, CB22 5JS .....	510
The Davey Field, Cambridge Rd, Great Shelford, CB22 5JU.....	515
Land south of Babraham Road, Shelford Bottom, CB22 3AY .....	521
Cambridge Biomedical Campus extension (Policy E/2), CB2 0AX.....	527
Land east of Hinton Road, Great Shelford, CB22 5BB.....	533
Land at Hinton Road, Stapleford, CB22 5BJ .....	539
Land to the north of Mingle Lane and east of Hinton Way, Great Shelford, CB22 5AH .....	545
Land between Hinton Way and Mingle Lane, Great Shelford, CB22 5.....	551
Land east of Cabbage Moor, Great Shelford, CB22 5JU .....	557
Land east of A11, Mill Road, Great Wilbraham, CB21 5JP .....	563
Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham, CB21 5JA ..	568
Land west side of Dubbs Knoll Road, Guilden Morden, SG8 0LA.....	574
Land east of Ashwell Road, Guilden Morden, SG8 0JX .....	580
Land east of High Street, Guilden Morden, SG8 0JR.....	586
Home Farm, 28 High Street, Guilden Morden, SG8 0JU.....	592
Land west of Ashwell Road, Guilden Morden, SG8 0JS .....	597
Land south of Church Street, east of High Street, Guilden Morden, SG8 0JD .....	603
Land off Swan Lane, Guilden Morden, SG8 0JW.....	609
Land at Town Farm and to the south-west of Town Farm, Guilden Morden, SG8 0JT .....	614
Land off Dubbs Knoll Road, Guilden Morden, SG8 0LA.....	620
Land south of New Road, Guilden Morden, SG8 0JN .....	626
Land south of Church Street and east of High Street, Guilden Morden, SG8 0JP .....	631
Land to the West of Dubbs Knoll Road, Guilden Morden, SG8 0JH .....	637
Land east of Ashwell Road, Guilden Morden, SG8 0JX .....	643
Land at Toft Road, Hardwick, CB23 7QX .....	648
Land south of 327 St Neots Road, Hardwick, CB23 7QL .....	654
277 St Neots Road, Hardwick, CB23 7AN.....	660
Land east of Cambridge Road, Hardwick, CB23 7QG .....	665
25 St Neots Road, Hardwick, CB23 7QH .....	671
Land at 16 High Street (Yew Tree Farm), Harlton, CB23 1ES .....	677



Eversden Road, Harlton, CB23 1ET .....	683
Land off High Street, Harlton, CB23 1EN .....	689
SIG Roofing site, Station Road, Harston, CB22 7QP .....	695
180 High Street, Harston, CB22 7QD .....	700
Land south of Station Road, Harston, CB22 7PP .....	705
Land at Royston Road, Harston, CB22 7NH .....	711
The Drift, Harston, CB22 7NG .....	717
Land off High Street, Harston, CB22 7PZ.....	723
131 High Street, Harston, CB22 7QD.....	729
Land west of Church Street, Haslingfield, CB23 1JE .....	735
Land north of Sidney Gardens, Haslingfield, CB23 1NA .....	741
Land north and north-east of No. 70 Barton Road, Haslingfield, CB23 1LL .....	747
Land south of High Street and west of M11, Hauxton, CB22 5HW .....	753
Hauxton House, o2h SciTech Park, Cambridge, CB22 5HX .....	759
Land north of Church Road, Hauxton, CB22 5HS .....	765
Land south of Church Road, Hauxton, CB22 5HS .....	771
Bayer CropScience Site, Hauxton, CB22 5 .....	777
Land west of Fowlmere Road, Heydon, SG8 8QA .....	783
Land South of Heydon Lane, Heydon, SG8 8QB .....	789
South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham, CB21 6BT ..	795
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG .....	801
Land south of Station Road, Harston, CB22 7PP .....	807
Land at Royston Road, Harston, CB22 7NH .....	812
The Drift, Harston, CB22 7NG .....	818
Land off High Street, Harston, CB22 7PZ.....	824
131 High Street, Harston, CB22 7QD.....	829
Land west of Church Street, Haslingfield, CB23 1JE .....	834
Land north of Sidney Gardens, Haslingfield, CB23 1NA .....	839
Land north and north-east of No. 70 Barton Road, Haslingfield, CB23 1LL .....	844
Land south of High Street and west of M11, Hauxton, CB22 5HW .....	850
Hauxton House, o2h SciTech Park, Cambridge, CB22 5HX .....	856
Land north of Church Road, Hauxton, CB22 5HS .....	862
Land south of Church Road, Hauxton, CB22 5HS .....	867
Bayer CropScience Site, Hauxton, CB22 5 .....	872
Land west of Fowlmere Road, Heydon, SG8 8QA .....	877
Land South of Heydon Lane, Heydon, SG8 8QB .....	882
South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham, CB21 6BT ..	887
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG .....	893

Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2), CB10 1RG .....	898
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3), CB10 1RG .....	904
Land north of Hinxton Court, Hinxton, CB10 1RG .....	910
Histon Infant School, New School Road, Histon, CB24 9LL.....	915
Histon Infant School Playing field, New School Road, Histon, CB24 9LL .....	920
Histon Early Years Centre, New School Rd, Histon, CB24 9LL .....	925
Land east of Glebe Way, Histon, CB24 9XP .....	930
Land west of Cottenham Road, Histon, CB24 9ET .....	935
Land r,o 113 Cottenham Road, Histon, CB24 9ET.....	940
Land to the north of Park Lane, Histon, SG8 0JD .....	945
Land to the west of Croft Close, Histon, CB24 8PZ.....	951
High Street, Horningsea, CB25 9JG.....	957
Land east of Clayhithe Road, Horningsea, CB25 9JG .....	963
Land at Parsonage Farm, Horningsea, CB25 9JL.....	968
Land to rear of Stock's Green, West Wickham Road, Horseheath, CB21 4QA.....	973
Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath, CB21 4QD .....	978
Land at Coploe Road,Grange Road, Ickleton, CB10 1SZ .....	983
Land to the rear of No. 24 Brookhampton Street, Ickleton, CB10 1SP.....	988
Land south of Ickleton Road, Great Chesterford, CB10 1NX .....	993
Land east of M11, west of Duxford, Duxford, CB22 4QG.....	998
Land North of Impington Lane, Impington, CB24 9NJ .....	1004
Land north of A14 and south of Milton Road, Impington, CB24 9LD.....	1010
93 Impington Lane, Impington, CB24 9NJ.....	1017
Land at Evolution Business Park, Milton Road, Impington, CB24 9NG.....	1023
Land adjacent to St Georges Way and Woodcock Close, Impington, CB24 9AF, CB24 9LD.....	1029
Land adjoining 49-51 Cambridge Road, Impington, CB24 9PS .....	1035
Bedlam Farm, Milton Rd, Impington, CB24 9NG .....	1040
Land r,o no. 7 St Georges Close, Impington, CB24 9NQ .....	1045
Land at Milton Road, Impington, CB24 9NE .....	1051
Land to the south of Milton Road, Impington, CB24 9NG.....	1057
Land off Clay Close Lane, Impington, CB24 9NB.....	1063
Land adj. 106 Cambridge Road, Impington, CB24 9NX, CB24 9NX.....	1068
Kings Gate site, Villa Road, Impington, CB24 9PB .....	1074
Land west of South Road, Impington, CB24 9PN.....	1080
Land north-east of Villa Road, Impington, CB24 9PX.....	1086
Kingsgate Land off Villa Road, Impington, CB24 9PN.....	1092
Land off Mill Lane, Impington, CB24 9XN.....	1098
Land at Ambrose Way, Impington, CB24 9US .....	1103

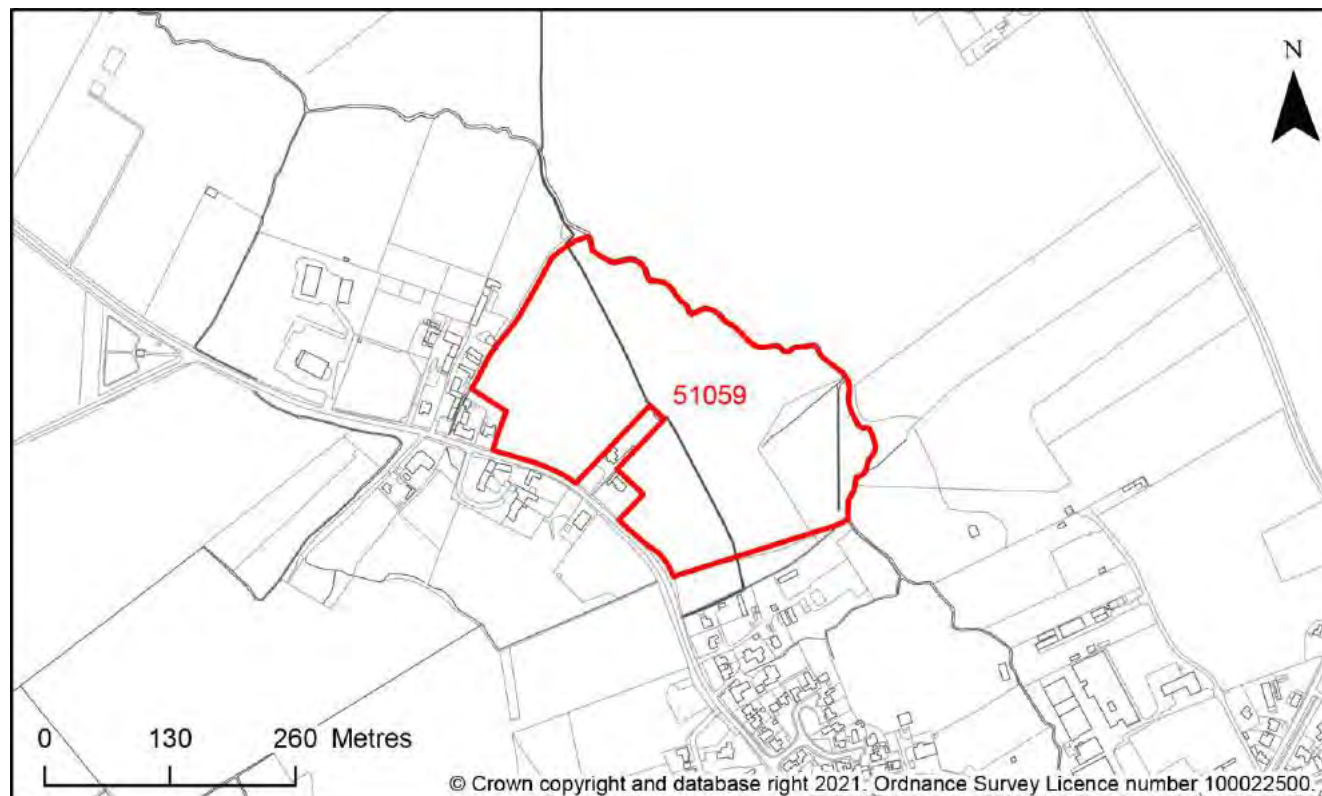
Land at Walnut Farm, Landbeach Road, High Street, Landbeach, CB25 9FT .....	1109
Land at Spalding Drive and Chapmans Close, Landbeach, CB25 9FG .....	1114
Land at A10 and Green End, Waterbeach, CB25 9FD .....	1119
60-70 High Street, Landbeach, CB24 9FT .....	1124
Land off Waterbeach Road, Landbeach, CB24 9FB .....	1130
Land off Green End, Landbeach, CB25 9FD .....	1136
Horseheath Road, Linton, CB21 4LT .....	1142
Land north of Bartlow Road, Linton, CB21 4LY .....	1147
Land to east of Linton, Linton, CB21 4XQ .....	1152
Land between Balsham Road and Horseheath Road, Linton., CB21 4XQ .....	1158
Land off Back Road, Linton, CB21 4UF .....	1163
Land off Balsham Road, Linton, CB21 4LW .....	1169
Land south of Back Road, Linton, CB21 4LQ .....	1175
Land at Mill Lane and Long Lane, Linton, CB21 4NL .....	1181
Land off Horseheath Road, Linton, CB21 4LT .....	1187
Land to north west of Balsham Road, Linton, CB21 4LW .....	1192
Land at south of Horseheath Road, Linton, CB21 4NA .....	1198
Land west of Linton, Linton, CB21 4LN .....	1204
Land west of Linton, Little Linton, Linton, CB21 4JD .....	1210
Land north of Cambridge Road (A1307), Linton, CB21 4NL .....	1216
Land to the east of Linton, CB21 4 .....	1222
Land opposite New Close, Litlington, SG8 0SS .....	1228
Land at Darwin Farm, Bassinbourn Road, Litlington, SG8 0QN .....	1233
Land south of South Street, Litlington, SG8 0QS .....	1238
Land east of Church Street, Litlington, SG8 0QN .....	1243
Land at Bury Farm, Abington Road, Litlington, SG8 0RT .....	1249
Land west of Royston Road, Litlington, SG8 0RE .....	1255
Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington, SG8 0QN .....	1261
Comfort Cafe, Four Wentways, Little Abington, CB21 6AP .....	1266
Land off High Street, Little Abington, CB21 6BG .....	1272
Land at Bancroft Farm, Little Abington, CB21 6BQ .....	1278
Land south of Bourn Bridge Road, Little Abington, CB21 6BJ .....	1283
Land behind Low Close, 52 Harlton Road, Little Eversden, CB23 1AA .....	1288
Land east of Leetes Lane, Little Eversden, CB23 1HH .....	1293
Land adjacent to 9 Lowfields, Little Eversden, CB23 1HJ .....	1298
Land off High Street, Little Eversden, CB23 1YU .....	1303
Land off High Street, Little Eversden, CB23 1HH .....	1308
Land between 12a and 14 Primrose Hill, Lt Gransden, SG19 3DP .....	1313
Banks Field, Primrose Walk, Lt Gransden, SG19 3DR .....	1318

Land at Primrose Walk, Little Gransden, SG19 3DR.....	1323
Land north of Church Street, Little Shelford, CB22 5HF.....	1328
Land north of Newton Road, Little Shelford, CB22 5UX.....	1334
Newton Road, Little Shelford, CB22 5HL .....	1339
Land north of Church Street, Little Shelford, CB22 5HG .....	1344
Land west of 13 Newton Road, Little Shelford, CB22 5HL .....	1350
Hauxton Road, Little Shelford, CB22 5HJ .....	1356
77 Hauxton Road, Little Shelford, CB22 5HJ .....	1361
Land fronting onto Church Road, Little Wilbraham, CB21 5LE .....	1367
Land north of Wilbraham Road, Fulbourn, CB21 5GT.....	1372
Land south of Hattons Road, east of Home Farm Drive, Longstanton, CB24 3BW .....	1379
Land to the east of Wilson's Lane, Longstanton, CB24 3DA.....	1385
Land to the south west of St Michaels, Longstanton, CB24 3BZ.....	1390
Land north east of Woodside, Longstanton, CB24 3BU .....	1396
St Michaels Lane, Longstanton, CB24 3OD .....	1402
Land at Hazlewell Farm, Lolworth, CB23 8DS .....	1407
Land North of Wilson's Road, Longstanton, CB24 3DB .....	1413
Clive Hall Drive, Longstanton, CB24 3DT.....	1419
Longstanton: N of Hattons Road (Policy E/4(1)), CB24 3BW .....	1424
Land West of Over Road, Longstanton, CB24 3DW .....	1429
East of bypass, Longstanton, CB24 3BW.....	1435
Land and buildings off High Street, Longstowe, CB23 2UN .....	1440
Land at 92 Old North Road, Longstowe, CB23 2UB .....	1445
Land at Burnt Farm, High Street, Madingley, CB23 8AB.....	1450
Land at Home Farm, Cambridge Road, Madingley, CB23 8AH .....	1455
Land north of Whitwell Way, Coton, CB23 7PW.....	1461

# Land north-east of Long Lane, Fowlmere, SG8 7TG

Site Reference: 51059

Map 251: Site description - Land north-east of Long Lane, Fowlmere



## Site Details

Criteria	Response
Site area (hectares)	8.08
Parish or Ward	Fowlmere CP; Foxton 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, Community facilities, Recreation and leisure, Healthcare

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	75-150

## 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: Partly in Flood Zone 2 (28%)  Partly in Flood Zone 3 (24%)  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 87 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 in a rural location outside the settlement framework of the village. Wide and local views are high due to low lying nature of land and open landscape. Development upon this site would have a significant adverse impact upon the settlement character. A significantly reduced scheme may be acceptable

Issue	Assessment	Comments
		subject to landscape mitigation and retention of PROW.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI (closest is 500m), and any residential development above 50 outside of current urban area will require consultation with Natural England. Hedgerows, boundary watercourses and wooded copse in north-east 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. 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>There are no known heritage assets on the site, but development could have a detrimental impact on the setting of the listed building opposite but this 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>

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: 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>Electric overhead lines cross the site</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 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	19
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

# College Farm, Barrington Road, Foxton, CB22 6SJ

Site Reference: 40031

Map 252: Site description - College Farm, Barrington Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	1.09
Parish or Ward	Foxton 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
Proposed development	Mixed Use, 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 (m²)</b>	2500
<b>Proposed housing units</b>	30

## 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  Within or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 9% 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 atypical of the landscape character. Rather than a large open agricultural field the site is a medium irregular shaped isolated residential plot with amenity grass and domestic paraphernalia.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland

Issue	Assessment	Comments
		<p>Farmlands</p> <p>Development of residential units upon this site would have a significant adverse impact to the rural characteristics of Foxton, its gateway and an encroachment of urban development into the countryside.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no other apparent priority habitats within the site; however, there are grasslands, introduced shrub, 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 an area of extensive 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 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: 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 development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.</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	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 = 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 - Restrictive covenant (partially lifted).
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
-----------------------	----------

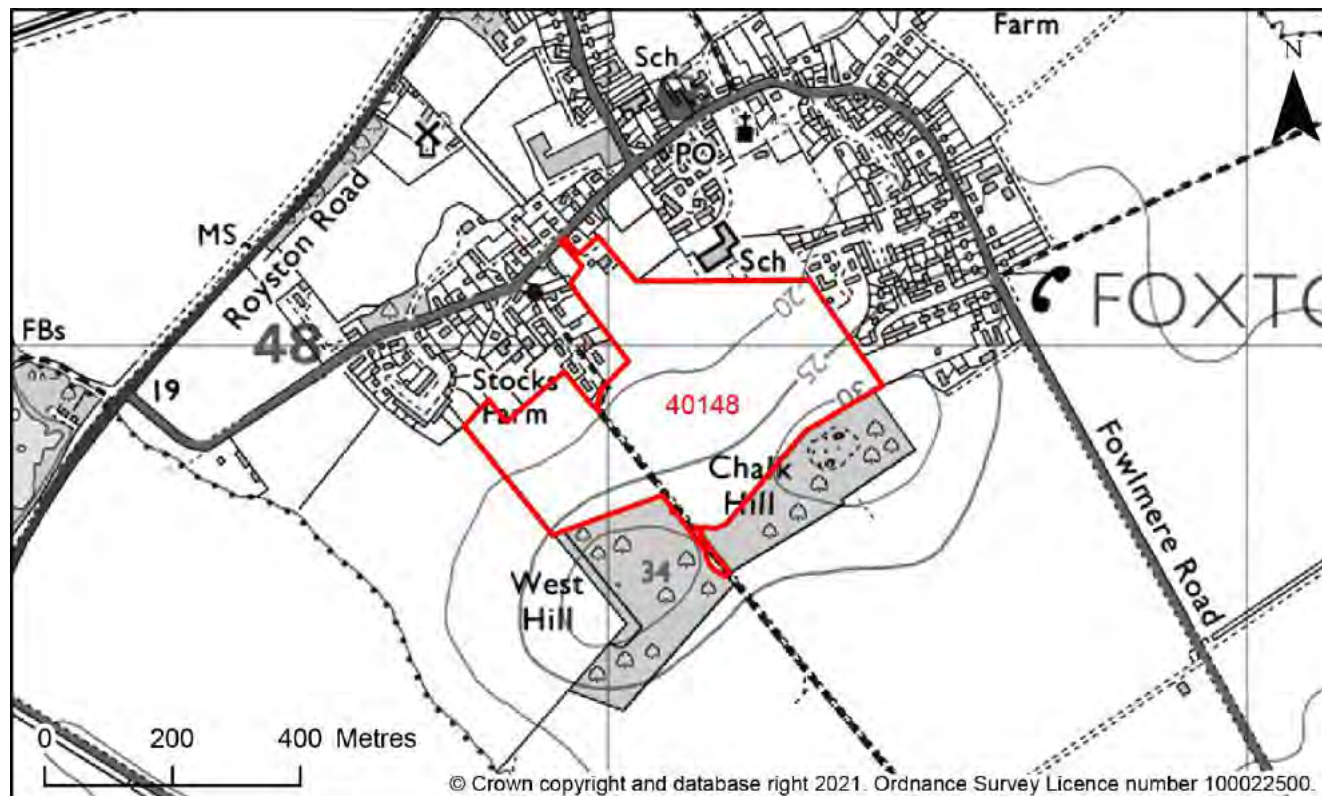
Estimated dwellings per hectare	27
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Herods Farm, High Street, Foxton, CB22 6SS

Site Reference: 40148

Map 253: Site description - Land at Herods Farm, High Street, Foxton



## Site Details

Criteria	Response
Site area (hectares)	16.20
Parish or Ward	Foxton 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	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	486

## 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	TPO on-site  NCA 87 The East Anglian Chalk  District Area The Chalklands, 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 be permanent, an encroachment into the countryside and urbanisation of the rural landscape. Residential units throughout the site would have a significant adverse impact to the landscape character.
Biodiversity and Geodiversity	Amber	Any residential development above 100 units or industrial floorspace over 1000m <sup>2</sup> will require consultation with Natural England. Recreational impacts also to be considered. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows and adjacent woodland may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in building (if suitable) and farmland bird

Issue	Assessment	Comments
		<p>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 an Outdoor Sports Facility</p> <p>Within 50m of Designated Local 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>Development of the site could have a detrimental impact on the setting of the adjacent conservation area, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Extensive evidence for prehistoric and Roman settlement and land use in the vicinity. Gravel digging may have removed some archaeological remains.</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: 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: 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>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. 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 applicant will have to consider the sites impact at local junctions including the Foxton Level crossing which causes queueing during peak hours, and M11 junction 11. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton.</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>	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 Gas pipeline crosses or is within 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.

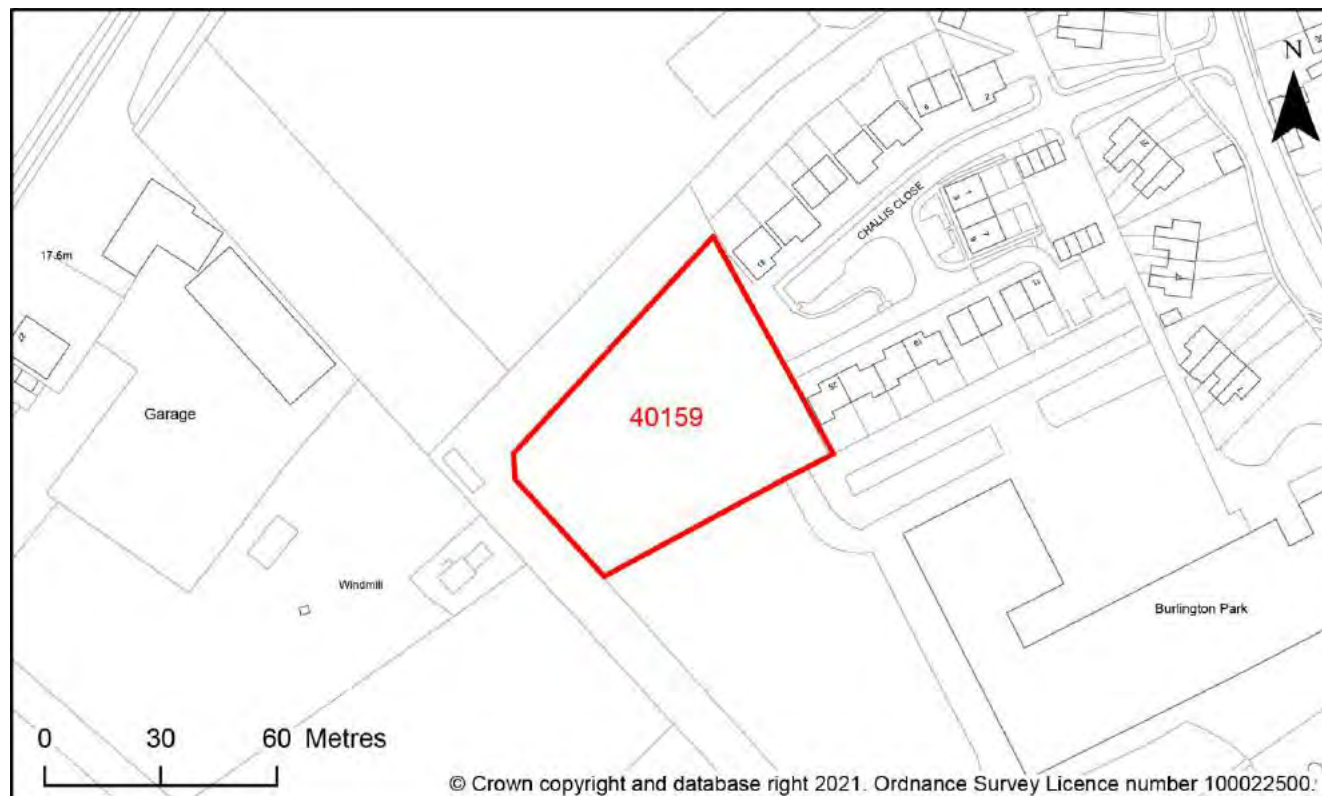
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	486
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 Station Road, Foxton, CB22 6SA

Site Reference: 40159

Map 254: Site description - Land west of Station Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Foxton 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	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>	15
-------------------------------	----

## 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  Within 250m of a Mineral and Waste Consultation 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>Green</b>	NCA 87 The East Anglian Chalk  District Area The Chalklands, 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 negligible impact to the landscape settlement character. Landscape enhancement measures to include the following: the development to reflect the existing settlement rural characteristics, existing boundary planting to be protected and retained and a new landscape buffer to be included to the south of the site.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Recreational impacts on SSSIs to be considered. Scattered trees and boundary habitats may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Otherwise, habitats within the site likely to be of 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	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 Conservation Area</p> <p>The site is close to the boundary of the Foxton Conservation Area which wraps around this site and the adjacent building to the east, development of the site could have a detrimental impact on the Conservation Area, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Archaeological investigation in advance of development at Challis Close identified Bronze Age enclosures.
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: Less than or Equal to 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	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	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 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	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 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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.

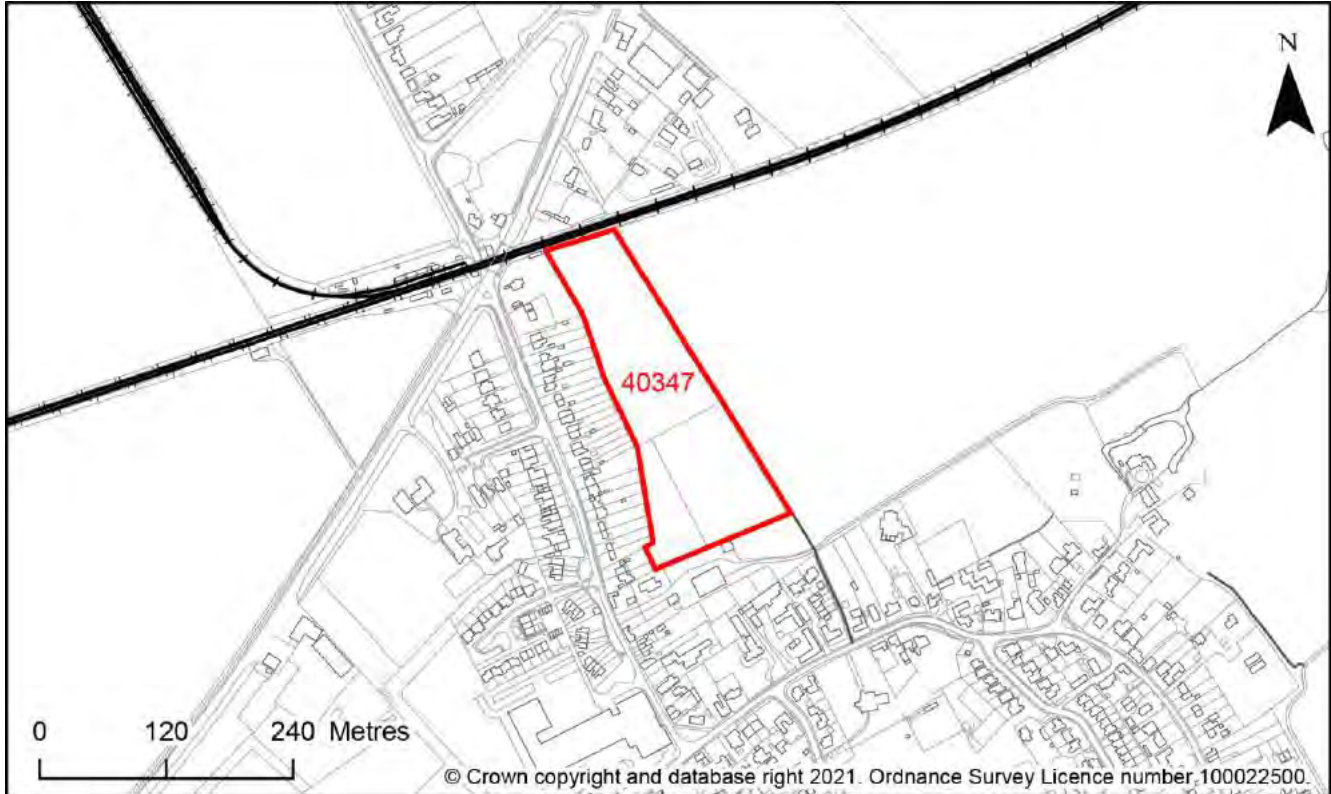
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	41
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 east of Station Road, Foxton, CB22 6SA

Site Reference: 40347

Map 255: Site description - Land east of Station Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Foxton 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, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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>	<p>Outside Development Framework</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: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>NCA 87 The East Anglian Chalk 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>The site consists of three grass and agricultural fields with little vegetative boundaries, outside and abutting the Development Framework Boundary and within the Green Belt. There are strategic views both in and out of the site along its eastern boundaries. Local views are high due to lack of site hedgerow boundaries. Development upon the site would have a significant adverse impact on landscape character and views. It would be an encroachment and an urbanisation into the rural landscape; however, with a significant reduction in residential units and sensitive landscape</p>

Issue	Assessment	Comments
		mitigation measures, the impact could be reduced.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerow may qualify as Habitat of Principal Importance. Arable habitats likely to be of low ecological importance, 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>Potential harm to setting of nearby listed buildings. The scale, layout and landscaping would determine how serious.</p>
Archaeology	Amber	Extensive evidence for prehistoric and Roman settlement and land use 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 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: 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>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 applicant will have to consider the site's impact at local junctions. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton.</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 by railway noise (and possibly vibration) 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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</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: FX5  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	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

# 19a Fowlmere Road, Foxton, CB22 6RT

Site Reference: 40382

Map 256: Site description - 19a Fowlmere Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	0.65
Parish or Ward	Foxton 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-10

## 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 (96%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
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  A small plot of amenity grassland and farm outbuildings surrounded by both trees and hedgerows. The site lies within the Green Belt and is outside and abutting the settlement framework and to the east of the village of Foxton. Wide and local views are limited due to boundary vegetation. Due to its containment, development upon this site would have negligible impact on landscape character; however, landscape mitigation works are required to prevent any harm.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity to be assessed but may be 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	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 eastern edge of the historic settlement. Medieval moat and settlement remains recorded to 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 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: 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: 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. The Local Highway Authority will not be seeking to adopt the proposed development.</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: FX4 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?	Yes, Certificate of Lawful Development for existing use of property as a dwellinghouse (S/0841/16/LD)
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**

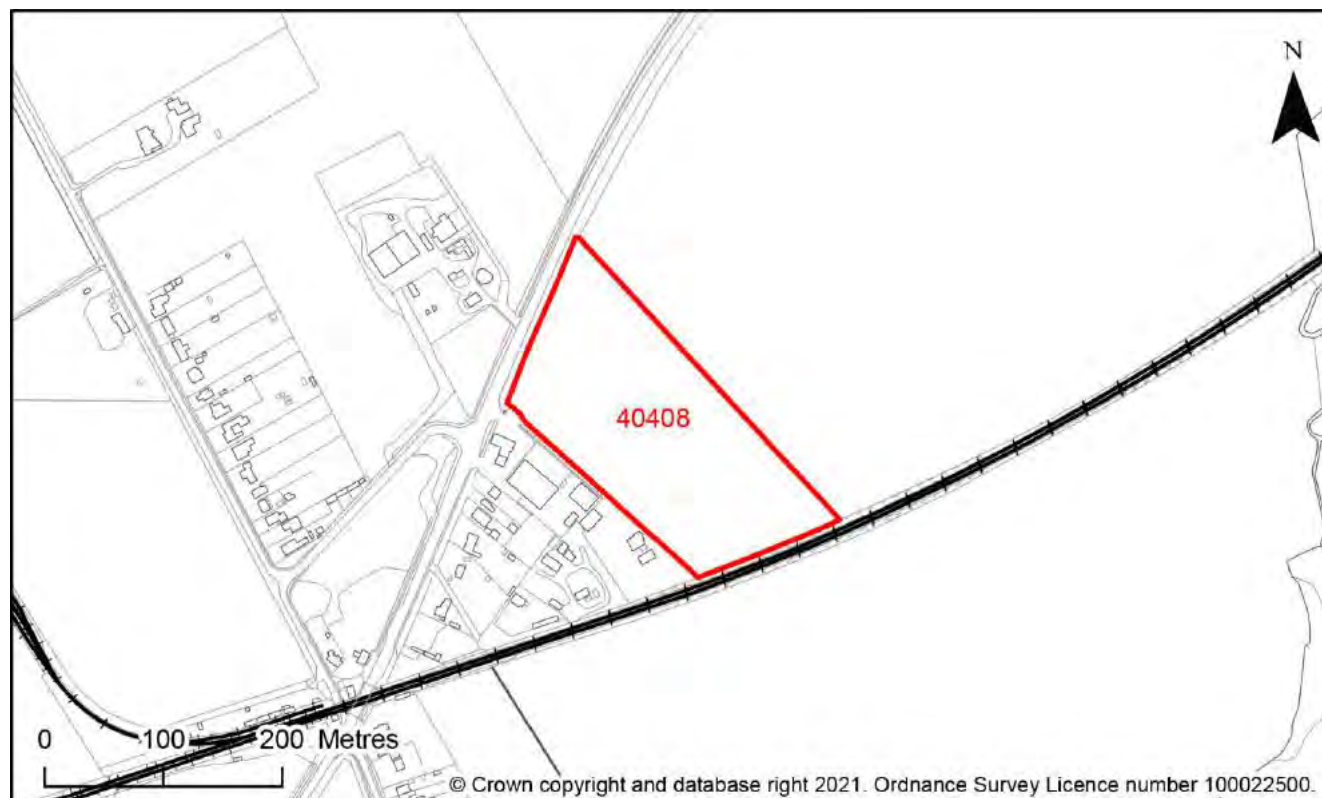
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-

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

# Land to the south-east of Cambridge Road, Foxton, CB22 6SH

**Site Reference: 40408**

**Map 257: Site description - Land to the south-east of Cambridge Road, Foxton**



## Site Details

Criteria	Response
Site area (hectares)	3.56
Parish or Ward	Foxton 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, Research and Development



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	12500
<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  Within 250m of a Mineral and Waste Consultation Area
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>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 - 3C: Rhee Tributaries Lowland Farmlands  This is relatively large site outside the settlement of Foxton and within the Green Belt. It is a rural location and an open agricultural field with little vegetative site boundaries. Wide views and local views are high due to

Issue	Assessment	Comments
		topography and lack of boundary vegetation. Development upon this site would have a significant impact and not reflect the settlement density characteristics. Development would urbanise the rural edge of the village.
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. 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	Ring ditches of Bronze Age date and Iron Age - Roman 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 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: 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 on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be provided. A cumulative impact assessment is 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 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>Not suggested for residential use therefore likely low 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	<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: FX2  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 non-residential development is likely to be economically viable at an appropriate density.

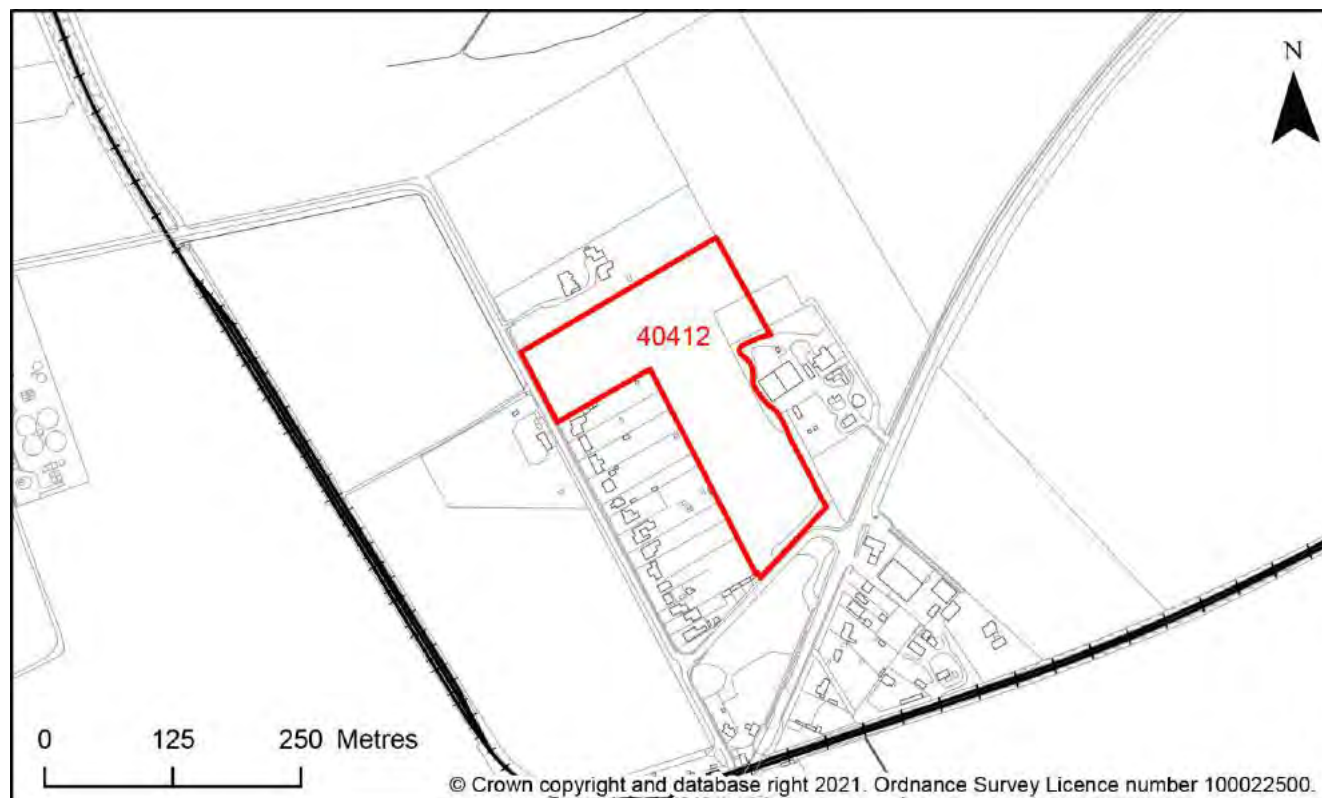
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	12500
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 and east of Barrington Road, Foxton, CB22 6SH

**Site Reference: 40412**

**Map 258: Site description - Land to the north and east of Barrington Road, Foxton**



## Site Details

Criteria	Response
Site area (hectares)	3.74
Parish or Ward	Foxton 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	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>	60-90
-------------------------------	-------

## 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  Within or partially within Mineral and Waste Consultation Area
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>	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 - 3C: Rhee Tributaries Lowland Farmlands  Located within the Green Belt and to the north of Foxton, the site is agricultural land which lies outside the development framework. Wide views are limited however, local views are high due to lack of boundary vegetation and low-lying topography. Development upon the site would have a significant adverse impact

Issue	Assessment	Comments
		to the landscape character. It would be an urbanisation in the countryside and not respect the rural landscape characteristics.
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. 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	Settlement of Roman date 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: 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: 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 consider the site's impact at local junctions including the Foxton level crossing which causes queuing during peak hours, and M11 junction 11. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton.</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>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	<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: FX2  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.

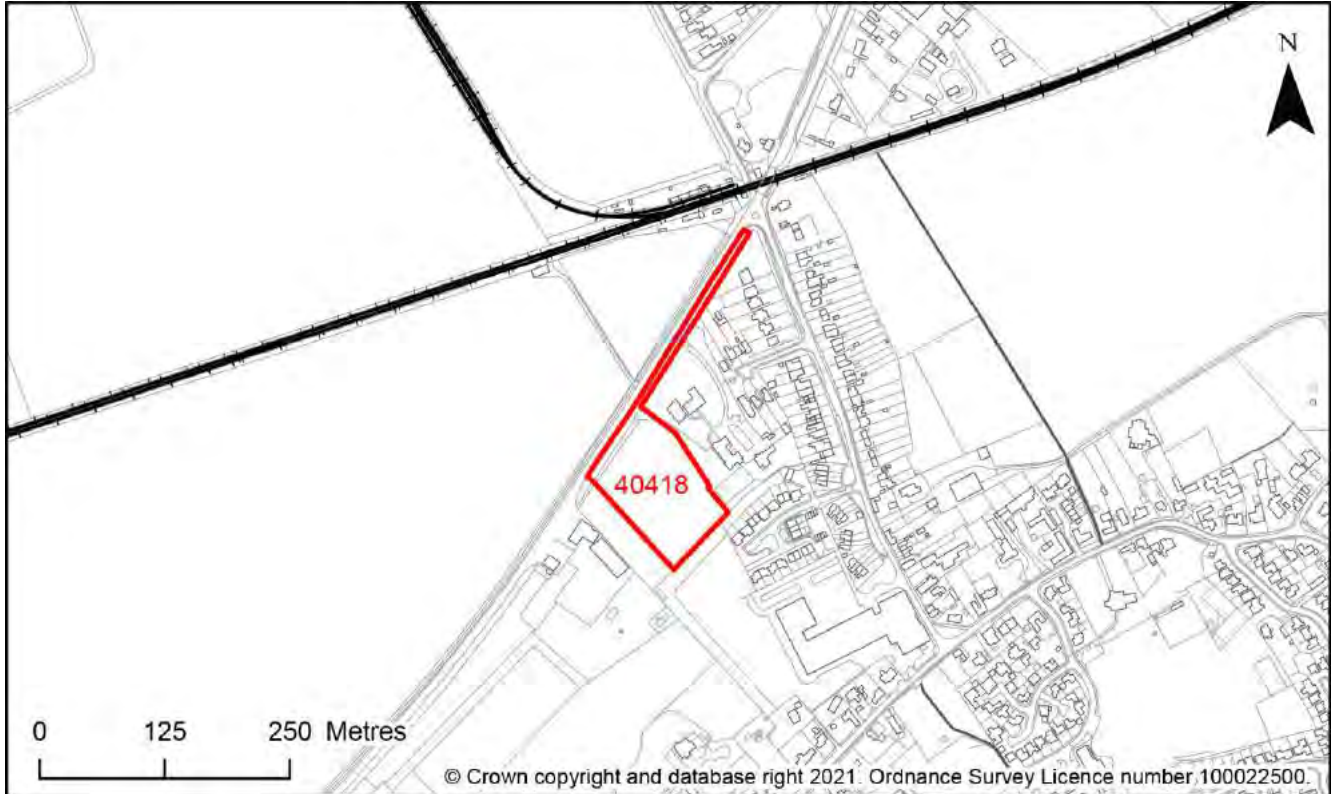
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	24
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 off Royston Road, Foxton, CB22 6SE

Site Reference: 40418

Map 259: Site description - Land off Royston Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	1.31
Parish or Ward	Foxton 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	Education/community
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	20

## 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>Primarily outside Development Framework</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or partially within Mineral and Waste Consultation Area</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 100 year event</p> <p>60% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<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 - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site lies outside but is adjacent to the Development Framework boundary of Foxton and forms amenity land associated with Villiers Park Educational Trust. To the north, south and west of the site are wide linear woodland blocks. The site borders the A10 to the north with agricultural fields beyond. To the south is a grass field and to the west are works. Wide views are negligible and local views are limited due to boundary</p>

Issue	Assessment	Comments
		vegetation. Development upon this site would have a negligible impact on the landscape character; however, landscape mitigation would be required.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are some small areas of priority woodland that have been registered on the 2014 National Forest Inventory that will require survey and possible mitigation. 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 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	<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	Settlement and associated features located to the north, features of prehistoric date 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 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: 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>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	Green	<p>No prior history of development.</p>

## 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, application refused (S/0087/18/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**



<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	15
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 Shepreth Road, Foxton, CB22 6SX

Site Reference: 40495

Map 260: Site description - Land at Shepreth Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	4.19
Parish or Ward	Foxton 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	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
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  NCA 87 The East Anglian Chalk  District Area The Chalklands  The site is atypical of the settlement character. rather than a small field or pasture on the outside of the village this site is a relatively large open agricultural field.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  This is medium sized grass field outside and abutting the settlement edge of Foxton. Wide and local views are high with long distant views out towards the south of the site. Development upon this site would be an encroachment into the countryside, it would be permanent and urbanising the rural landscape. Residential units would also be harmful to the existing views both towards and out of the village with a significant impact to the sensitive urban edge as

Issue	Assessment	Comments
		outlined in the neighbourhood plan.
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, 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	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>This field lies outside the village edge with only a few buildings in the vicinity. Foxton has not been greatly developed beyond its original form and development here would extend the village further west and change rural views into and out of the village. 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 extensive prehistoric and Roman settlement and land use.
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: 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 consider the site's impact at local junctions. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton.</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 2 Gas pipeline crosses or is within the site An easement 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.

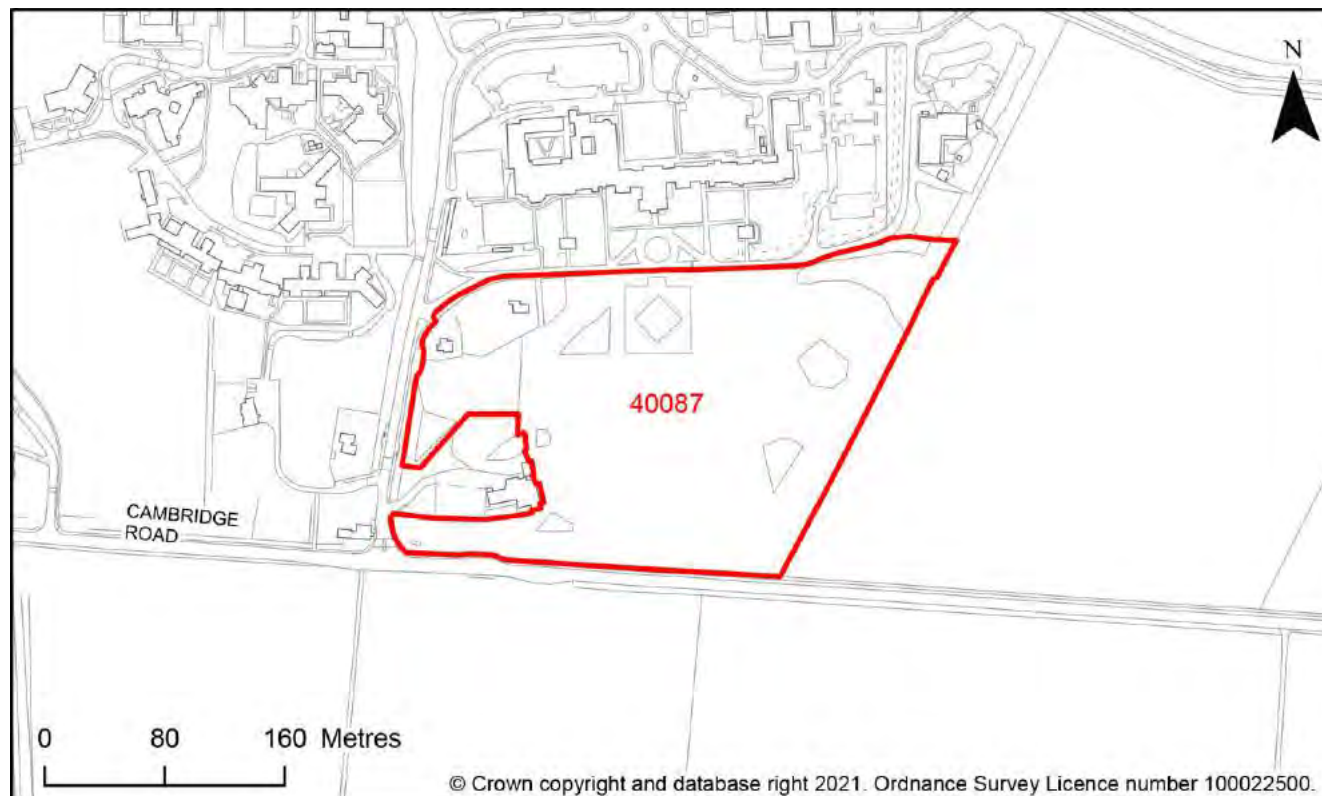
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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

# Land at Capital Park, Fulbourn, CB21 5XE

Site Reference: 40087

Map 261: Site description - Land at Capital Park, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	5.48
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Office, Research and Development, Research and Development, Research and Development, Research and



	Development, Research and Development, Public open space, Healthcare, Hotel
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	27450
<b>Proposed housing units</b>	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>	Outside Development Framework  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 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. 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.  Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as

Issue	Assessment	Comments
		<p>assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to Capital Park (business park).</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands</p> <p>Development of this site would have a significant adverse effect on</p> <p>the landscape and townscape setting of Fulbourn. It would be very</p> <p>difficult to mitigate against the adverse impacts of development in this</p> <p>very visible location. Some limited development may be possible to</p> <p>the north west of the site, so long as such development respects the</p> <p>local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is deciduous woodland priority habitat within the site; together with grasslands, hedges and wooded boundaries which 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>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 a Conservation Area</p> <p>The Parkland quality of the area is fundamental to the</p>

Issue	Assessment	Comments
		character of the Conservation Area. The former hospital buildings are recommended as non-designated heritage assets in the draft appraisal being brought forward. Residential development which extended beyond replacement of the small number of disused buildings on the site would have a significant impact on the quality of the conservation area which cannot 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 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>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 Highway Authority would expect a high sustainable mode share, which should be achieved by high quality

Issue	Assessment	Comments
		walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.  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	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Urban  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	Retain through existing policies, support intensification where feasible.
Green Belt – Assessment of	-	Parcel ID: CHI5; FU18  Very High; Moderate High

Harm of Green Belt Release		
----------------------------	--	--

### **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.

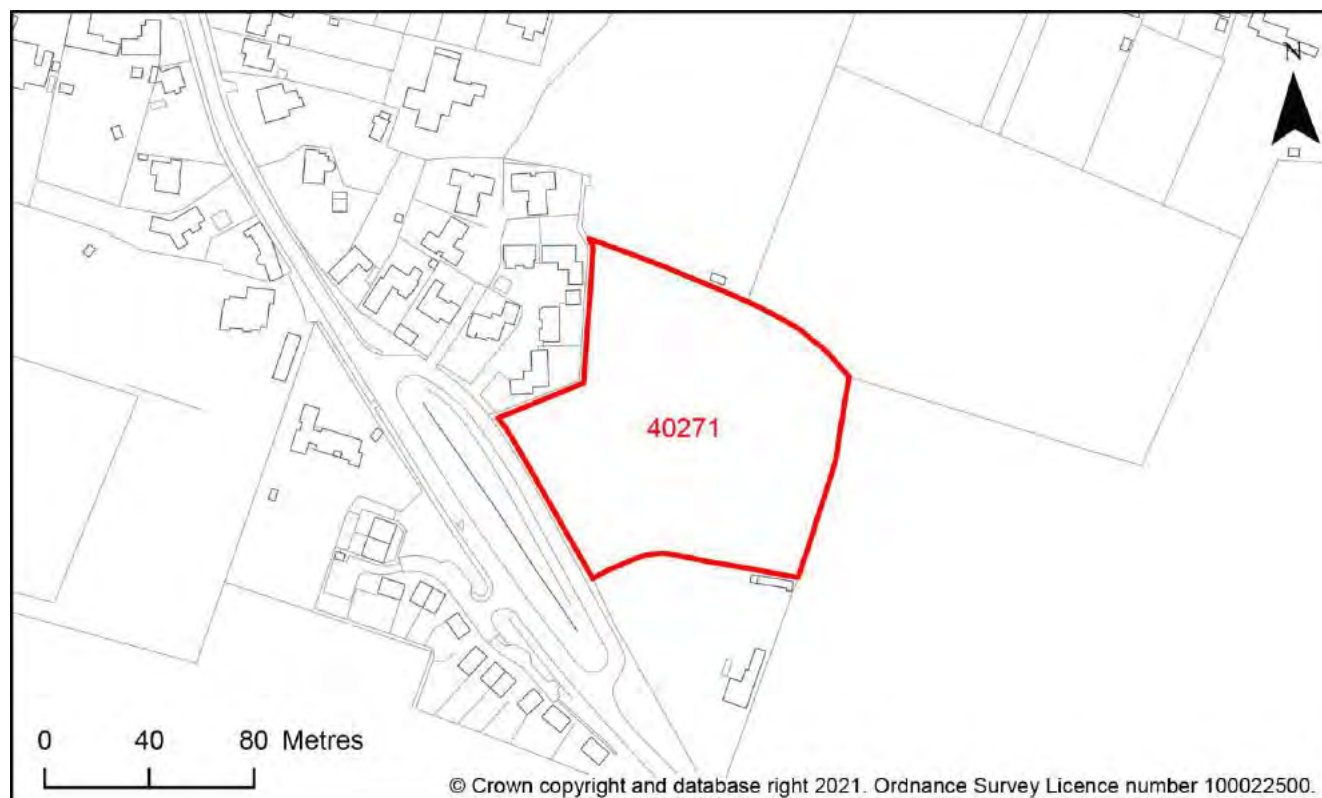
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	27450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land east of Balsham Road, Fulbourn, CB21 5DD

Site Reference: 40271

Map 262: Site description - Land east of Balsham Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Fulbourn 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, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	40
-------------------------------	----

## 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: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  Development upon this site would have a negligible impact to the landscape character due to topography and surrounding mature existing vegetation. Landscape mitigation measures required include dwelling to be set back from the settlement edge to prevent overbearing, both trees and hedgerows to be included upon the western boundary and existing boundary trees to be protected and retained

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Residential development above 50 units or development resulting in discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows and scattered mature trees may be Habitats of Principal Importance/priority habitat, of high ecological value and/or support protected or notable species. Buildings and trees may support roosting bats (if suitable) - there are nearby bat roost records.</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	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Although reasonably close to the edge of the Conservation Area, development of the site is unlikely to have a harmful impact on the Conservation Area or Listed Buildings within it.</p>
Archaeology	Amber	Located on the south eastern 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 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: 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>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% Urban 100% lies in an EA Source Protection Zone 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: FU11; FU12; FU13; FU14  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
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.

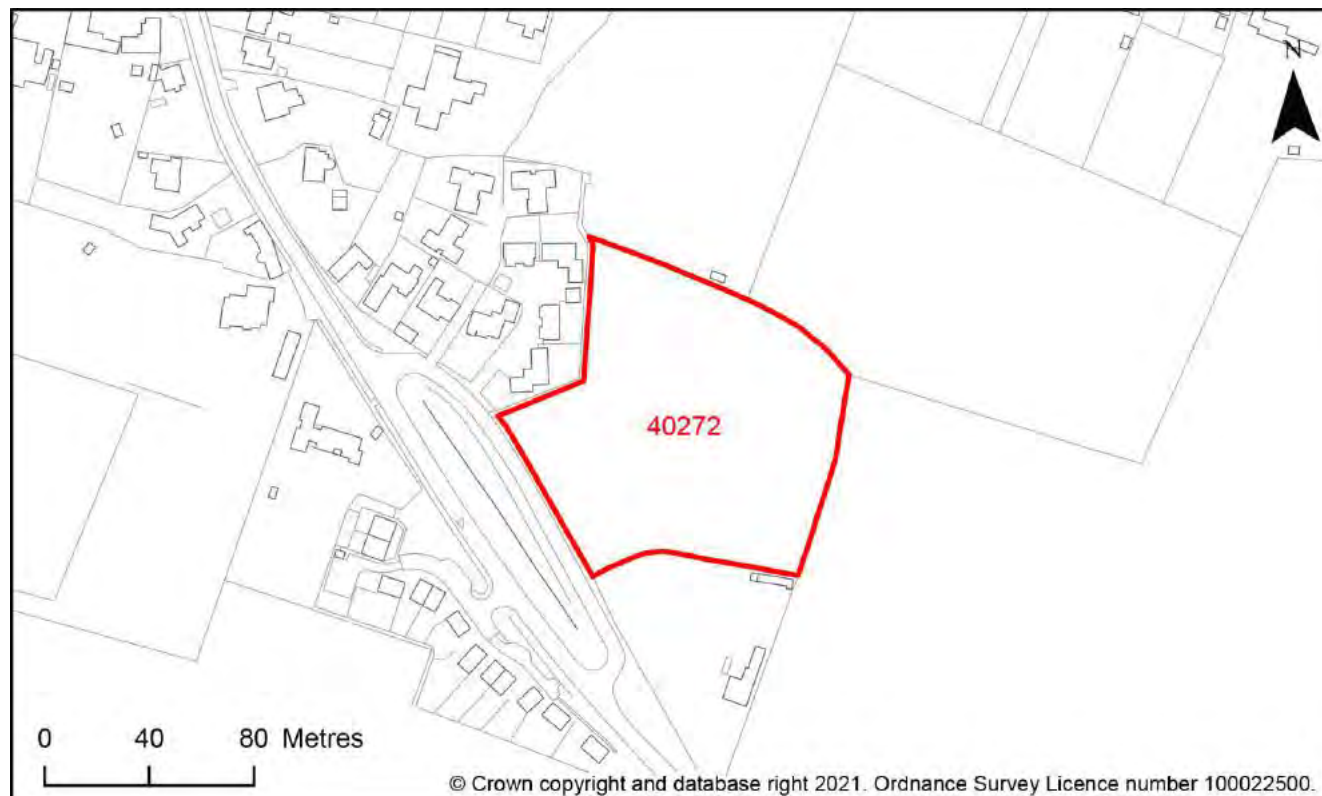
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	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 Balsham Road, Fulbourn, CB21 5DD

Site Reference: 40272

Map 263: Site description - Land east of Balsham Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Fulbourn 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> )	-
Proposed housing units	40

## 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: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  Development upon this site would have a negligible impact to the landscape character due to topography and surrounding mature existing vegetation. Landscape mitigation measures required include dwelling to be set back from the settlement edge to prevent overbearing, both trees and hedgerows to the included upon the western boundary and existing boundary trees to be protected and retained
Biodiversity and Geodiversity	Amber	Residential development above 50 units or development resulting in discharge to surface or ground water of more than 20m <sup>3</sup> per day would require consultation with Natural England. All housing

Issue	Assessment	Comments
		<p>developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows and scattered mature trees may be Habitats of Principal Importance/priority habitat, of high ecological value and/or support protected or notable species. Buildings and trees may support roosting bats (if suitable) - there are nearby bat roost records.</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	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 south eastern 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 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	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% Urban

		100% lies in an EA Source Protection Zone 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: FU11; FU12; FU13; FU14  High; Moderate High; Moderate

#### **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

Capacity and Delivery	Response
Estimated dwellings per hectare	36
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

# Bird Farm, Cambridge Road, Fulbourn, CB21 5RH

Site Reference: 40286

Map 264: Site description - Bird Farm, Cambridge Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Fulbourn 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	130

## 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	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>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.</p> <p>District Character Area: The Chalklands 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 - 6B: Wilbraham Fen Edge Chalklands</p> <p>Development of the entirety of the site may have significant impact on those aspects mentioned above with respect to views and openness. In order to comply with the requirements of existing Policy, potentially only half of the site would be easily suitable for development. Any development would create a new village edge to Fulbourn and would need to ensure that</p>

Issue	Assessment	Comments
		the character of the edge of the village is maintained.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI.</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 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	Cropmarks show enclosures and a ring ditch within 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: 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: 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: 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 Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</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: 72% Grade 2; 28% Urban  100% 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
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: FU18  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.

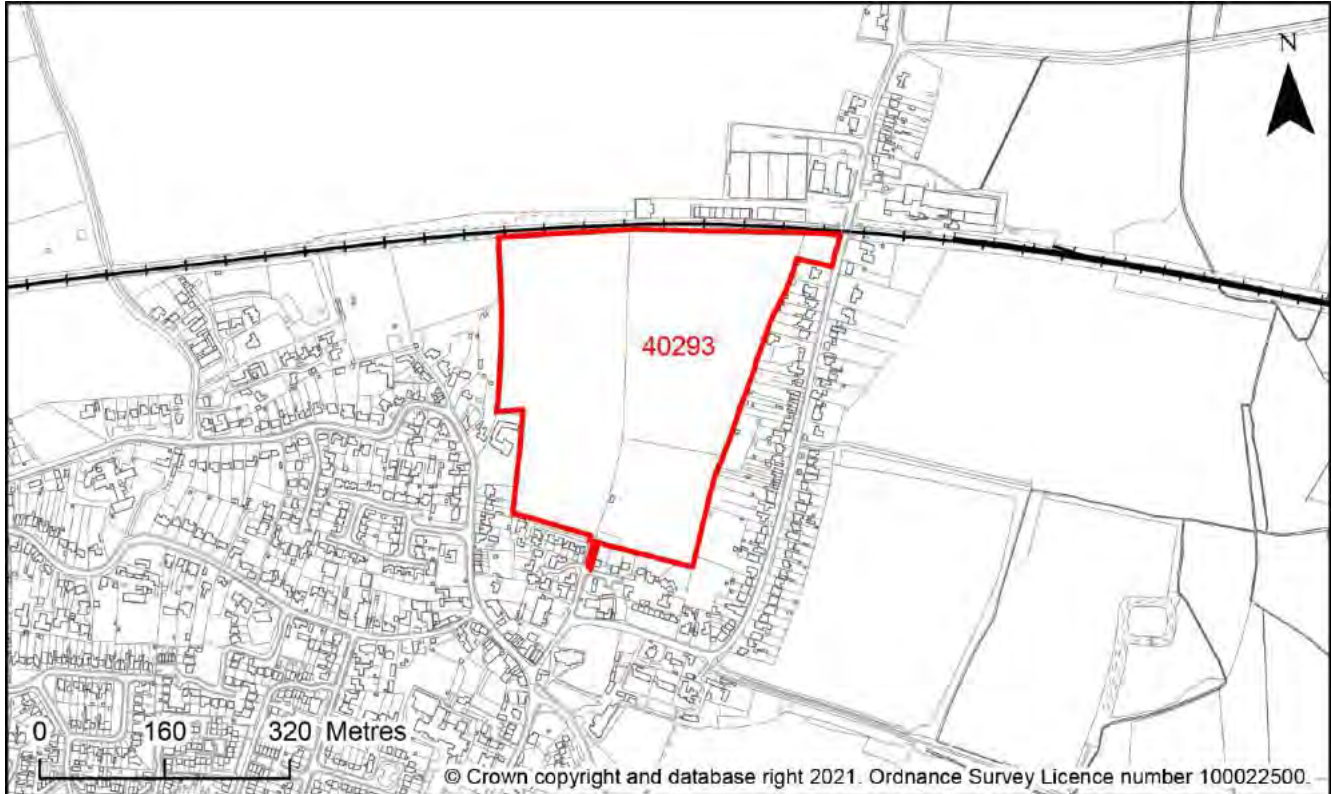
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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 west of Station Road, Fulbourn, CB21 5AB

Site Reference: 40293

Map 265: Site description - Land west of Station Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	12.42
Parish or Ward	Fulbourn 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, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	200



## 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%)
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 settlement character  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  Development upon this site would have a significant adverse impact to the sensitive visual relationship with the village and key views. It would be an encroachment into the countryside and permanent. Even with a reduction in residential units and landscape mitigation measures the impact would still be harmful to the design guide designations.
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, woodland areas, hedges, and wooded boundaries on site that are

Issue	Assessment	Comments
		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 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	Red	Listed Asset on-site  Within a Conservation Area  The site is adjacent to the Fulbourn Conservation Area and backs onto several listed buildings. It is likely that the proposed development would impact upon their settings and significance. The impact cannot be reasonably mitigated.
Archaeology	Red	The site includes a Scheduled Monument incorporating Bronze Age, Iron Age and Roman ritual and funerary features.
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m  Distance to Secondary School: Greater than 2,000m  Distance to Healthcare Service: Less than or Equal to 720m  Distance to City, District or Rural Centre: Greater than 2,000m  Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m  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 800m and Less than or Equal to 1,600m

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>	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway.  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 railway noise (and possibly vibration) 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: 83% Grade 2; 17% Urban  2% lies in an EA Source Protection Zone 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: FU3 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**

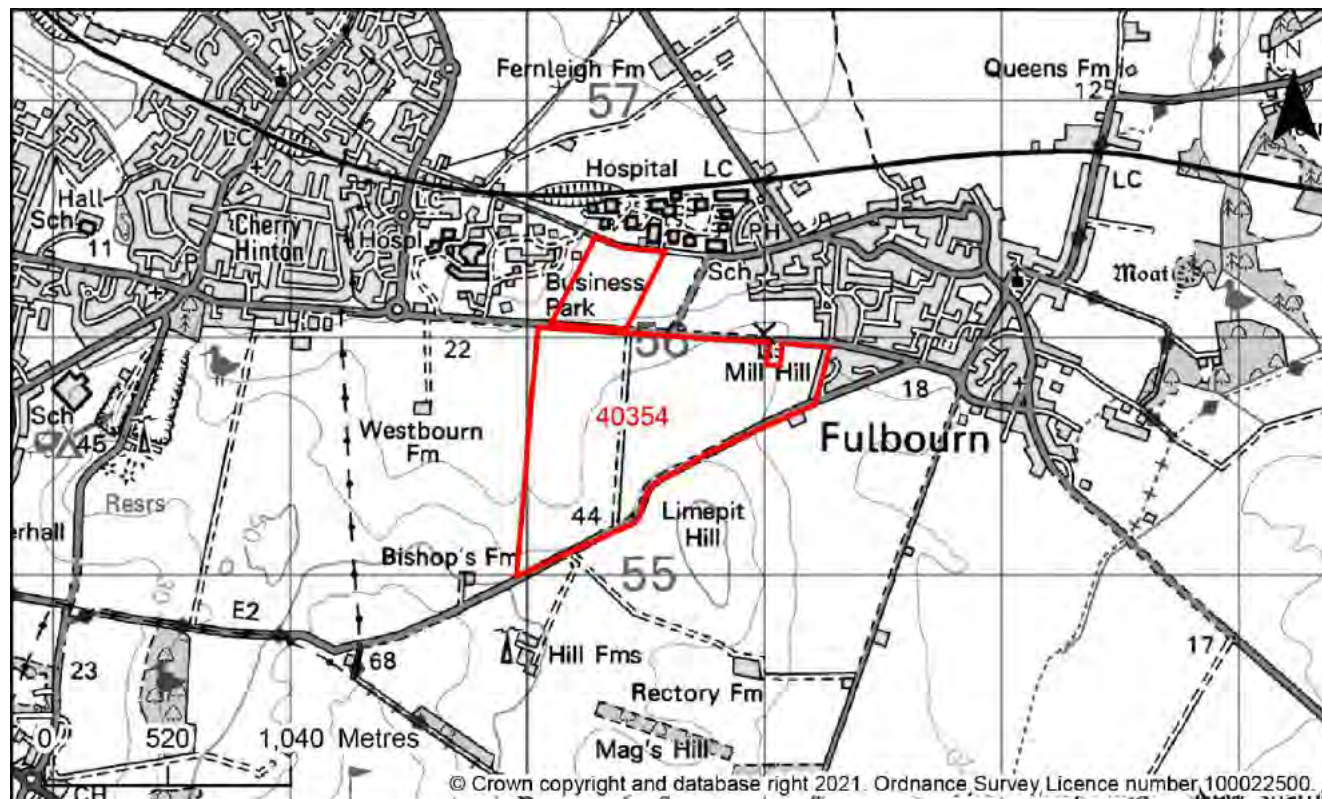
Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years

Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land off Cambridge Road, Fulbourn, CB21 5EQ

Site Reference: 40354

Map 266: Site description - Land off Cambridge Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	87.75
Parish or Ward	Fulbourn 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, Older persons housing, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
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  Wholly within the Cambridge Greenbelt
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 - 6B: Wilbraham Fen Edge Chalklands  This is a large Green Belt site located to the west of the village of Fulbourn. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape, permanent, an urbanisation within the rural landscape and the amalgamation of the village with Capital Park. The development would also impact important landmarks (Windmill), the essential visual gap and key views to the village. Even with a reduction in residential units and landscape mitigation measures, development would still have a significant impact on the landscape character in this very visible location.

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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>A large development on this site would create a substantial village extension and reduce the rural buffer between Fulbourn and Cherry Hinton. Views from the Conservation Area into the site would be very limited. The setting of the listed windmill would be irrevocably altered by the addition of housing around it which would be very hard to mitigate.</p>
Archaeology	Amber	<p>Located in a landscape of extensive prehistori activity with ring ditch remains of Bronze Age burial mounds located within and in the vicinity of the 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 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>



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: 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 at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway.</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: 98% Grade 2; 2% Urban  4% lies in an EA Source Protection Zone 1; 72% lies in an EA Source Protection Zone 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: CHI5; CHI6; CHI9; FU18; FU19; OA5  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.

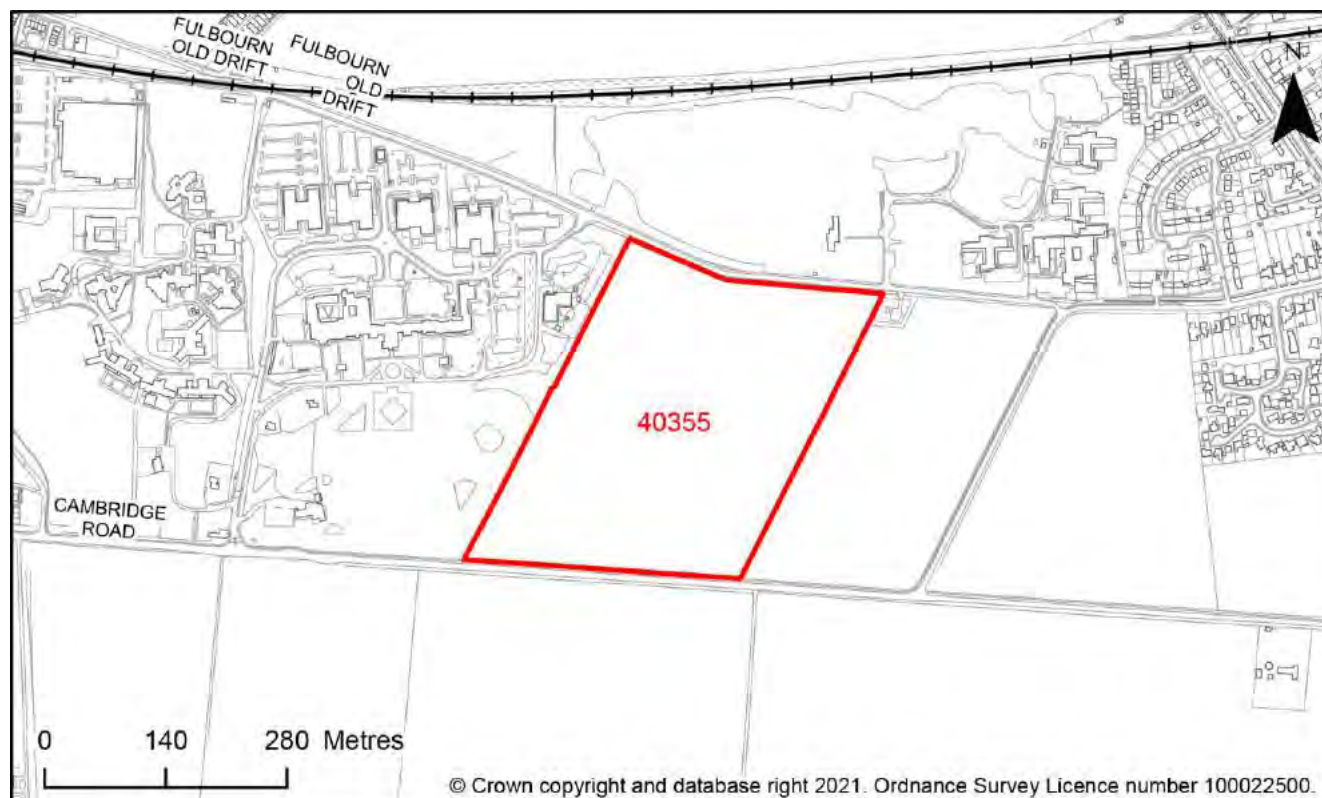
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	6
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

# Land off Fulbourn Old Drift, Fulbourn, CB21 5EE

Site Reference: 40355

Map 267: Site description - Land off Fulbourn Old Drift, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	11.12
Parish or Ward	Fulbourn 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> )	54400

<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>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
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 - 6C: Fulbourn Fen Edge Chalklands  The site is a large open agricultural field bordered by low hedgerows within the Green Belt to the west of Fulbourn. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape, permanent, an urbanisation within the rural landscape. The development would also impact the essential visual gap with the village and key views. Even with a reduction in the scale of development and landscape mitigation measures there would still be a significant impact on the landscape character of the

Issue	Assessment	Comments
		area.
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution, any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day, and any general combustion greater than 20MW energy input 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>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 a Conservation Area</p> <p>The northern section of this site s would be less sensitive to development. The southern part of the site contributes to the rural views across from Cherry Hinton to Fulbourn including the view of the Grade II windmill and would be more sensitive to development.</p>
Archaeology	Amber	Located in a landcape of extensive 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 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>

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>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway.</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	-	<p>Agricultural Land Classification: 80% Grade 2; 20% Urban</p> <p>61% 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 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; FU18; FU19  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 non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

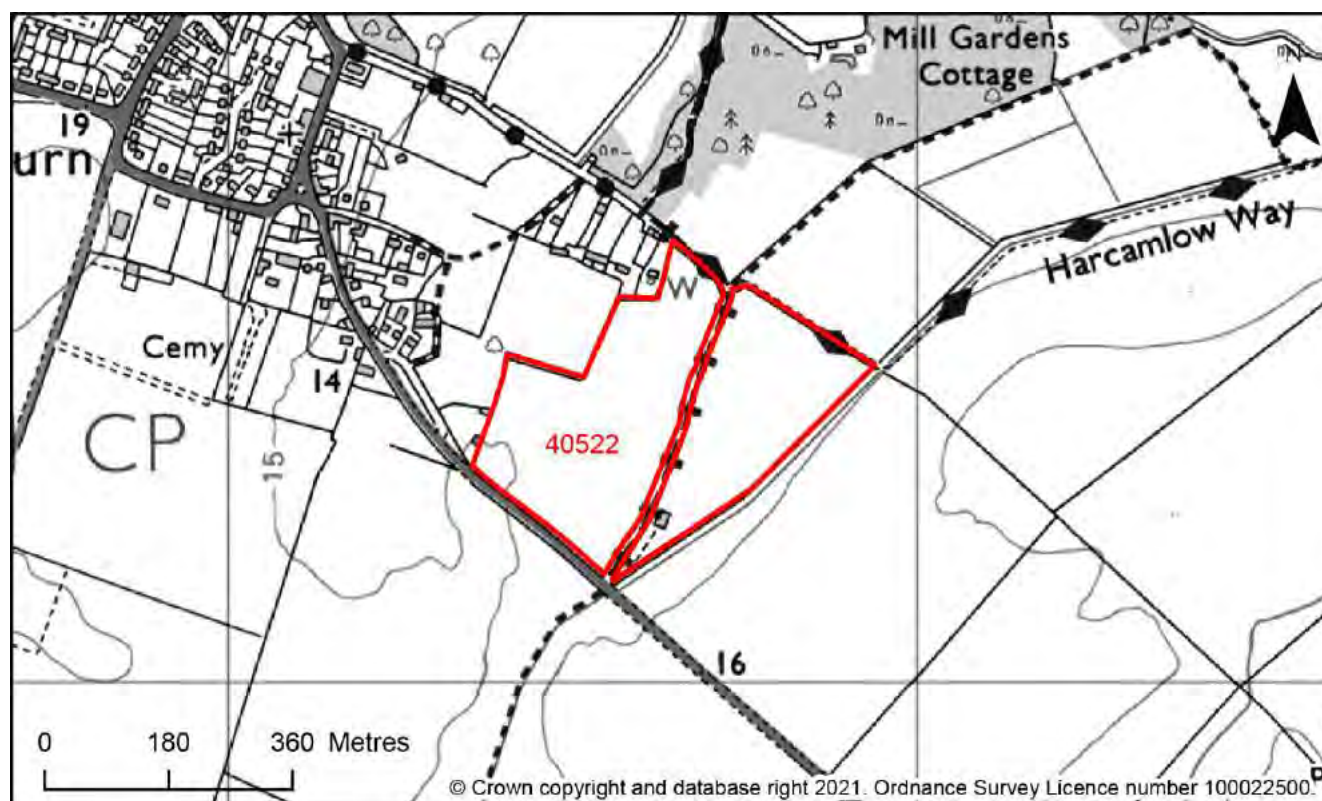


<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	54400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Court Meadows House, off Balsham Road, Fulbourn, CB21 5DD

Site Reference: 40522

Map 268: Site description - Land at Court Meadows House, off Balsham Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	13.89
Parish or Ward	Fulbourn 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

<b>Proposed employment floorspace (m<sup>2</sup>)</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
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (18%)  Partly in Flood Zone 3 (16%)  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is atypical of the landscape character. The site is irregular shaped agricultural fields  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  This site is located to the south east of the village of Fulbourn. Wide views are limited due to boundary vegetation. However local views are filtered and limited. Development upon this site would have a significant adverse impact to the landscape character.

Issue	Assessment	Comments
		it would be permanent, isolated and encroachment into the rural countryside. Even with a reduction in residential numbers the impact would still be harmful to the landscape character.
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments would require consideration of recreational impacts on nearby SSSIs. Fulbourn Fen SSSI is 255m north. Any residential development of more than 50 dwellings would require consultation with Natural England. Boundary habitats including hedgerows, trees 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 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	<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>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 impact on setting of the Conservation Area and listed building but the impact could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Cropmarks likely to be of late prehistoric and Roman date are located in the vicinity and earthworks of medieval date are recorded to the immediate north of the site.
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 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: 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>Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway.</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: 98% Grade 2; 2% Urban  100% lies in an EA Source Protection Zone 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: FU12; FU13; FU14; OA4  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
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.

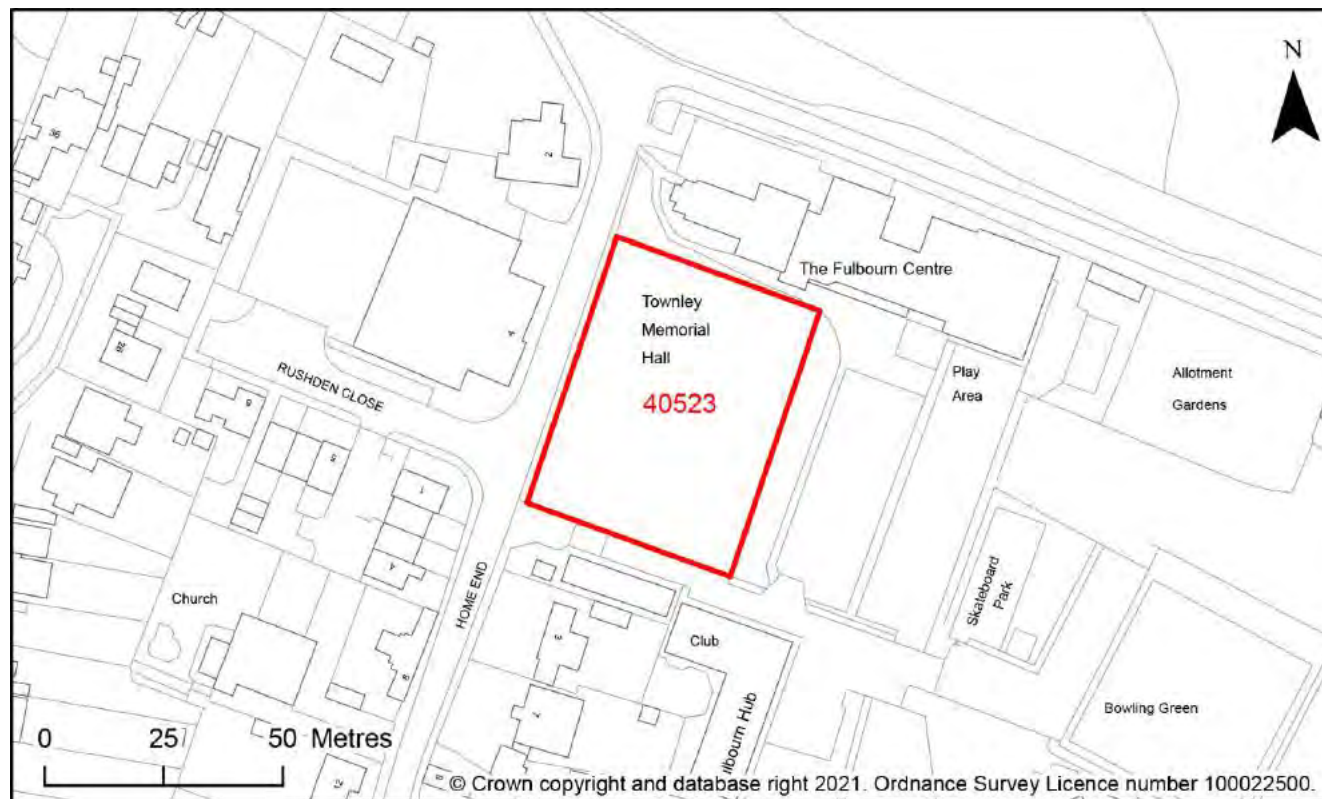
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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 off Home End, Fulbourn, CB21 5BS

Site Reference: 40523

Map 269: Site description - Land off Home End, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	0.27
Parish or Ward	Fulbourn 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, Custom or self build 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	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (98%)
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	NCA 87 East Anglian Chalk  District Area The Chalklands  The site is typical of the settlement character  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  This site is within the village of Fulbourn, located outside and abutting the development framework. The site is also located within the Fulbourn Village Design Guide area and designated as the Home End Character Area, fields with sensitive visual relationship with the village and key outward views from the village. Development upon this site would have a significant adverse impact to the Important Countryside Frontage and the design guidance principles outlined in the Fulbourn Village Design Guide. Even with a significant reduction in residential units the impact would still be significantly adverse.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments would require consideration of recreational impacts on nearby SSSIs. Fulbourn Fen SSSI is 500m north-east. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to 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 an Outdoor Sports Facility</p> <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>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.
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: 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 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% Urban</p> <p>100% lies in an EA Source Protection Zone 2; 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: FU11  Moderate

### **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.

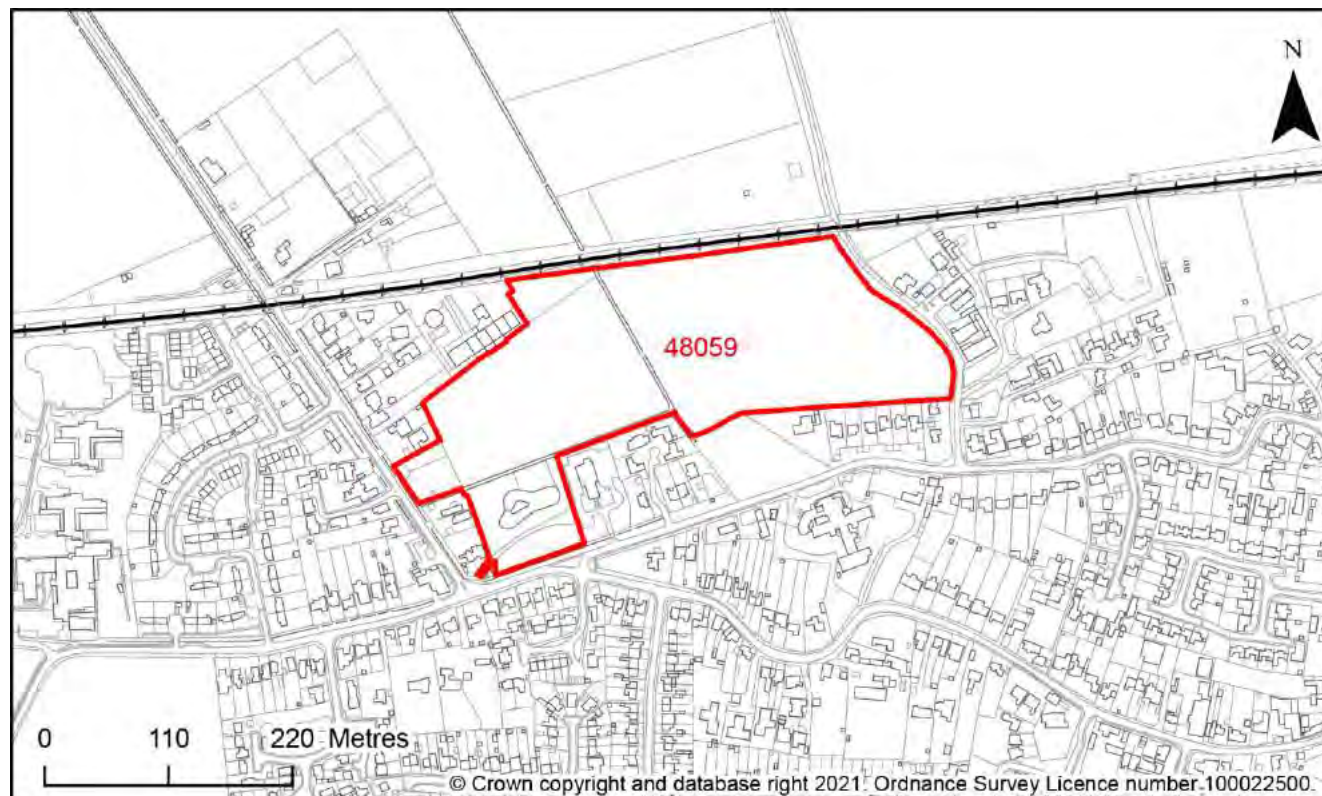
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	40
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 at Teversham Road, Fulbourn, CB21 5HE

Site Reference: 48059

Map 270: Site description - Land at Teversham Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	6.83
Parish or Ward	Fulbourn 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	110

## 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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 7% lies in a 1 in 30 year event 20% lies in a 1 in 100 year event 47% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  The site is both with and outside the settlement framework. Wide and local views are limited due to building form. Development upon this site would have a neutral impact to the settlement character. With landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Amber	All residential developments will require assessment of recreational impacts on nearby SSSIs. Discharge to ground or surface water of more than 5m <sup>3</sup> /day would

Issue	Assessment	Comments
		<p>require consultation with Natural England. Hedgerows, waterbodies, woodland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species.</p> <p>Grassland quality previously indicated as being high. 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	Amber	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within Designated Local Green Space</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.</p> <p>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</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development has the potential to impact on Waterworks/ Poors Well area of Fulbourn conservation area. This impact could be reasonably mitigated.</p>
Archaeology	Green	Site evaluated with no significant archaeology identified
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 Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</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</p>

Issue	Assessment	Comments
		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 contaminated land. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 2; 75% Urban  100% 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
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?	Yes, Planning permission granted for 110 dwellings (S/0202/17/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.

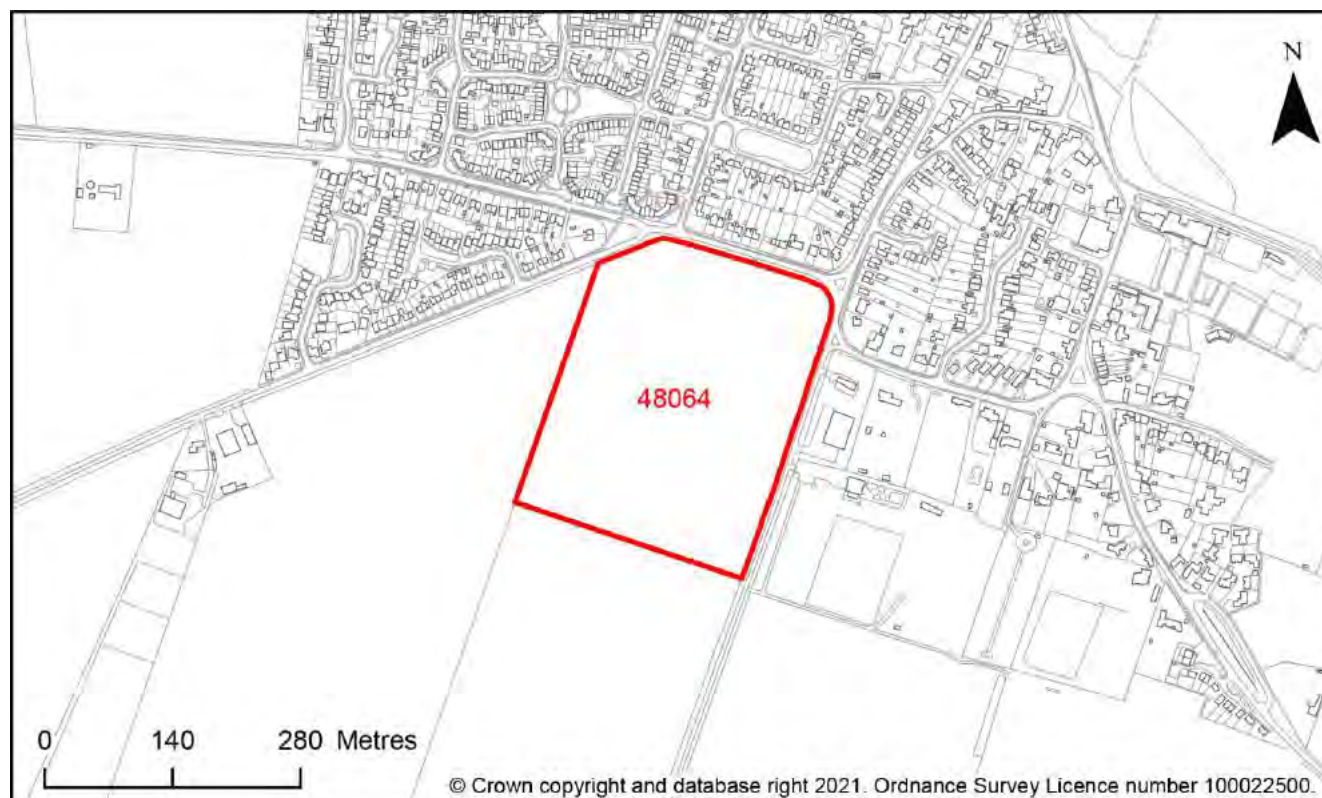
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
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 to the south of Shelford Road and Cambridge Road, Fulbourn, CB21 5HQ

**Site Reference: 48064**

**Map 271: Site description - Land to the south of Shelford Road and Cambridge Road, Fulbourn**



## Site Details

Criteria	Response
Site area (hectares)	8.45
Parish or Ward	Fulbourn 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> )	-

<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  Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. 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.  Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn

Issue	Assessment	Comments
		<p>village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to Capital Park (business park).</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands</p> <p>Development of the site would have a significant adverse impact on the landscape character of the area to the south of village. The development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures development would still have a significant impact to the landscape character and principles outlined within the Village Design Guide.</p>
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Any housing development over 50 dwellings or resulting in discharge to ground or surface water of more than 2m<sup>3</sup>/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 930m east. Boundary 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 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	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 prehistoric activity with finds of Bronze Age date recorded in the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Green</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: 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> <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 would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</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	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: 78% Grade 2; 22% Urban  100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Electric overhead lines cross 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: FU15; FU16; FU14  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	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 off Shelford Road, Fulbourn, CB21 5HJ

Site Reference: 51610

Map 272: Site description - Land off Shelford Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	5.87
Parish or Ward	Fulbourn 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
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	Primarily 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	<p>National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. 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.</p> <p>Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village</p>

Issue	Assessment	Comments
		<p>particularly with the repurposing of some of the land to Capital Park (business park).</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands</p> <p>The site consists of the northern end of a large arable field on the southern edge of Fulbourn, within the Green Belt. The topography is gently undulating and there are extensive views to and from the village in this location. Development of the site would have a significant adverse impact on the landscape character of the area. Development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures, development would have a significant impact on the landscape character.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Any development resulting in discharge to ground or surface water of more than 5m<sup>3</sup>/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 1.1km east. Boundary 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 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	<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 not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	<b>Amber</b>	Located in a landscape of extensive prehistoric activity.
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 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: 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 would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</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	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: 67% Grade 2; 33% Urban  100% lies in an EA Source Protection Zone 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: FU16; FU14; FU18  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

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.

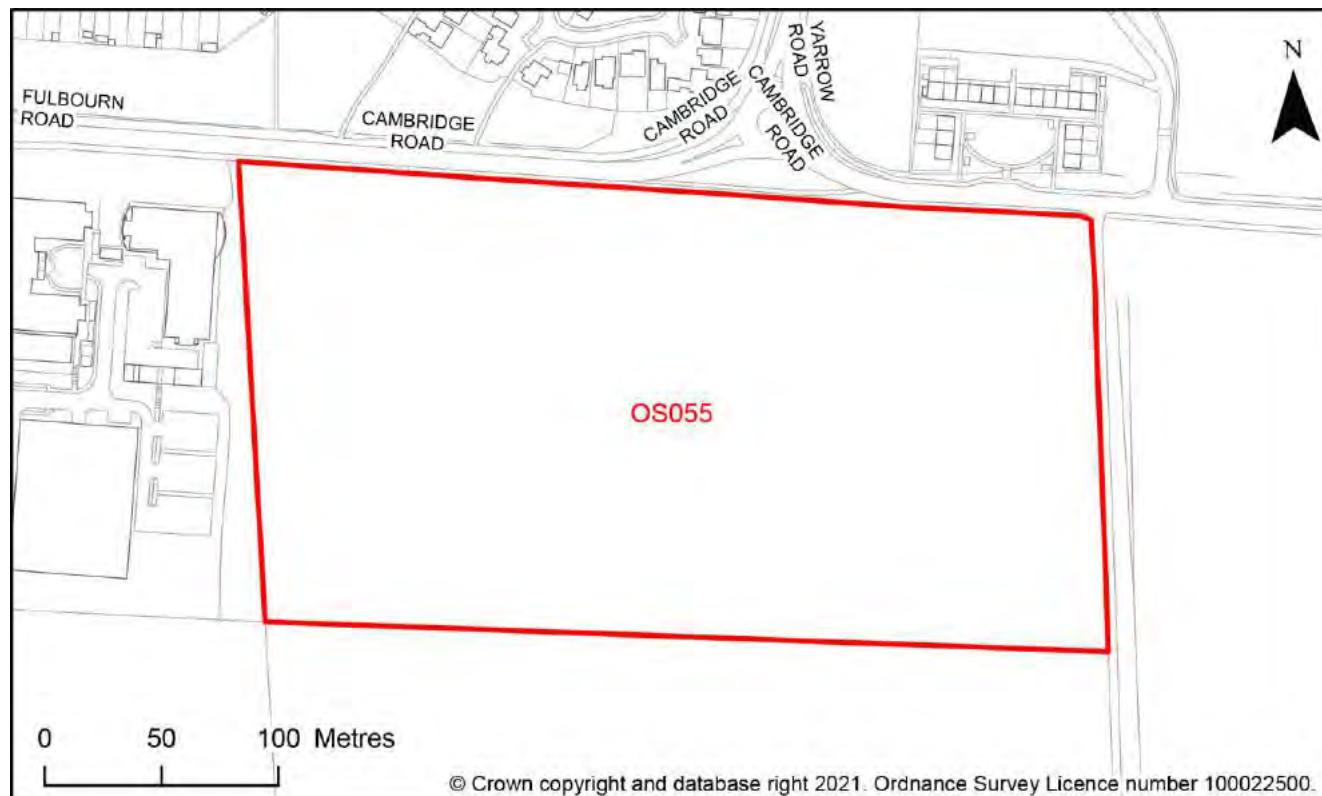
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	26
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

# Fulbourn Road East (Fulbourn) (Policy E/3), CB1 9NL

Site Reference: OS055

Map 273: Site description - Fulbourn Road East (Fulbourn) (Policy E/3)



## Site Details

Criteria	Response
Site area (hectares)	6.92
Parish or Ward	Fulbourn CP; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office
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 Within or Partially within an Employment Allocation Wholly within the Cambridge Greenbelt
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 The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands  Impacts on the local character are fairly high as the site is very visible from Fulbourn Road due the rising topography to a ridge beyond the edges of the site; however, such impacts could be mitigated by allowing for a landscape buffer made up of native shrubs and trees against the south edge of the site. In addition, hedgerow and tree planting against the east edge of the site is required in the event the existing line of leylandii is ever removed. The clause within the current allocation policy remains adequate, although the impact of climate change and biodiversity may demand more land take for landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<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	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 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	Extensive prehistoric activity 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 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: 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>Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway.</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
Constraints to development	-	Agricultural Land Classification: 76% Grade 2; 24% Urban  10% lies in an EA Source Protection Zone 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	-	Retain allocation
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; CHI6; CHI7  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 is an existing Local Plan Allocation and confirmation of its availability has been confirmed with the landowner
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for 56,473sqm of commercial floorspace (21/00772/OUT)
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 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> )	55000
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 Elizabeth Way, Gamlingay, SG19 3NH

Site Reference: 40030

Map 274: Site description - Land to the West of Elizabeth Way, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.55
Parish or Ward	Gamlingay 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	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	55

## 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 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>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand, the site is typical of the character area as it is located on a slope. The surrounds are typical of the character area with a wooded landscape which is interspersed with medium sized arable fields, pasture and market gardening and the presence of some worked out gravel pits.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets (The Cinques) by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Its</p>

Issue	Assessment	Comments
		sensitivity comes from its location abutting a brook, it is an ecologically rich landscape of distinctive meadow character, identified by residents as an important element in Gamlingays landscape setting and the Design Guide says it should be respected.
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 ditch which runs adjacent to the southwestern boundary which will require survey and probable mitigation. There are no other 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. 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	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	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated
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>



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 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>The proposed site does not to have a direct link to the adopted public highway.</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	<p>The proposed site is acceptable in principle, subject to detailed design considerations and mitigation if necessary. However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed in regard to 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 4 71% 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:

## 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.

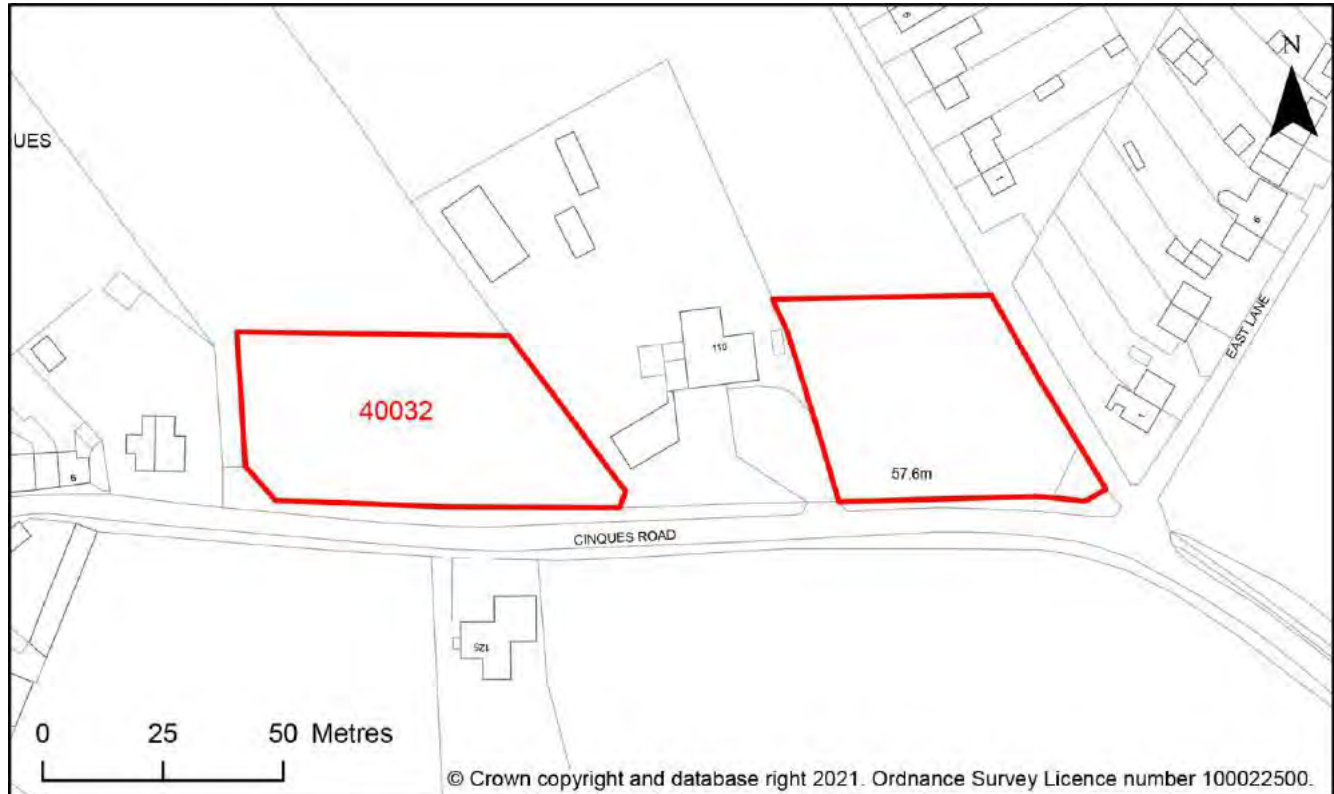
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	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

# 110 Cinques Road, Gamlingay, SG19 3NR

Site Reference: 40032

Map 275: Site description - 110 Cinques Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	0.45
Parish or Ward	Gamlingay 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	Mixed Use, 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, Public open space, Community facilities, Healthcare
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	15650
<b>Proposed housing units</b>	7

## 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: 3% lies in a 1 in 30 year event  4% 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  National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.  Local Character: The Western Greensand  One parcel is atypical of the character area as it is located on a plateaued area of the terrain that starts to fall away as the village forms. The other parcel is typical of the character area as it houses allotments. The surrounds are typical of the character area with a wooded landscape which is interspersed with medium sized arable fields, pasture and market gardens and

Issue	Assessment	Comments
		<p>the presence of some worked out gravel pits.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The Gamlingay Village Design Guide (Adopted January 2020) states that The Cinques is recognised as one of the most clearly defined satellite hamlets. It advises on retaining the integrity of satellite hamlets such as this (The Cinques) by preserving the separation of itself from the village centre through retaining open landscape in between. Development in this location would further consolidate development and weaken the retained gap. The Design Guide mentions that new development should preserve key views to and from the village, the western parcel encroaches in one of those Key Views.</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, any development that could cause air pollution, and any infrastructure such as warehousing over 1000m<sup>2</sup> will require Natural England consultation. The site is approximately 100m east of the Gamlingay Cinques Common CWS, designated for its population of plants rare to Cambridgeshire. 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 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>	<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>Listed building and curtilage structures near west of site but setting unlikely to be impacted. Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in an area of the village developed in the post medieval period.
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 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</p>

Issue	Assessment	Comments
		impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. 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 48% lies in an EA Source Protection Zone 3
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
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.

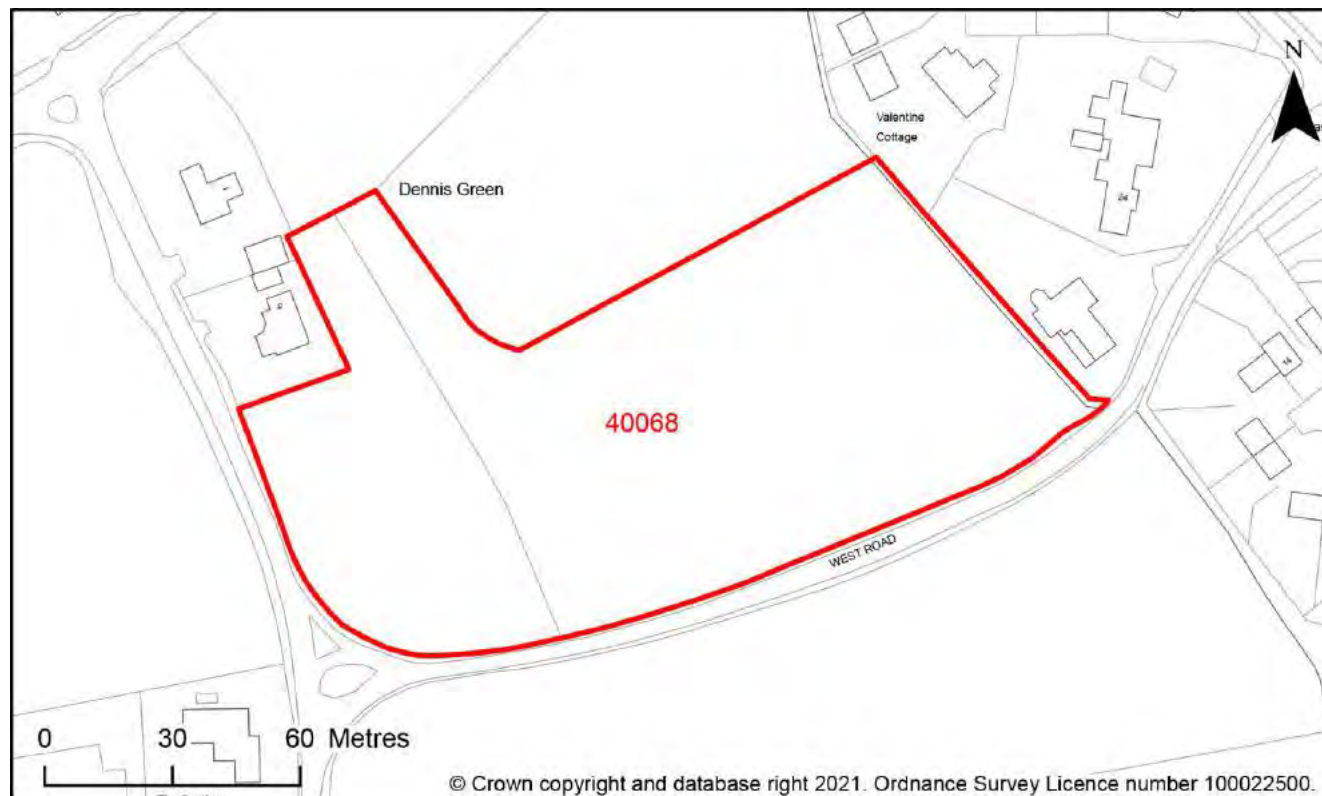
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	15650
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 Road, adjacent to Dennis Green, Gamlingay, SG19 3QH

**Site Reference: 40068**

**Map 276: Site description - Land north of West Road, adjacent to Dennis Green, Gamlingay**



## Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Gamlingay 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, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	10

## 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>3% lies in a 1 in 100 year event</p> <p>8% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Character</p> <p>At National Level the site is situated within the National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. The Bedfordshire Greensand Ridge National Character Area (NCA) is a narrow ridge running north-east, south-west, rising out of – and entirely surrounded by – the Bedfordshire and Cambridgeshire Claylands NCA. It is a distinctive ridge with a patchwork of semi-natural habitats throughout the NCA, including flood plain grazing marshes, lowland heathland and meadows and mixed deciduous woodland.</p> <p>Local Character</p> <p>At local level the site is situated within The Western Greensand as assessed by SCDC within District</p>

Issue	Assessment	Comments
		<p>Design Guide SPD March 2010. As defined within the Character Area the area is associated with the undulating dip slope of the Lower Greensand ridge. It is drained by small streams and there are some locally steep slopes. The fairly wooded landscape is interspersed with medium sized arable fields, small areas of pasture and market gardening. There are also small areas or remnant parkland and heath. Despite the presence of some worked out gravel pits, the area retains a predominantly rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>Development upon this site would have a significant adverse impact to the sensitive edge, an important element in Gamlingays landscape setting.</p>
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. There are no apparent priority habitats within the site; however, there are hedges, wooded boundaries, and scrub-like habitat 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>Within 100m of a Listed Asset</p> <p>Part of the site is adjacent to the curtilage of the listed building. Suggest setting development away from this limb of the site to remove direct impact to its 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</p>

Issue	Assessment	Comments
		mitigated.
Archaeology	Amber	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded 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: 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: 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>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site is acceptable in principle, subject to detailed design considerations and mitigation if necessary. However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. 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: 6% Grade 3; 94% Grade 4  1% 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:

**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**

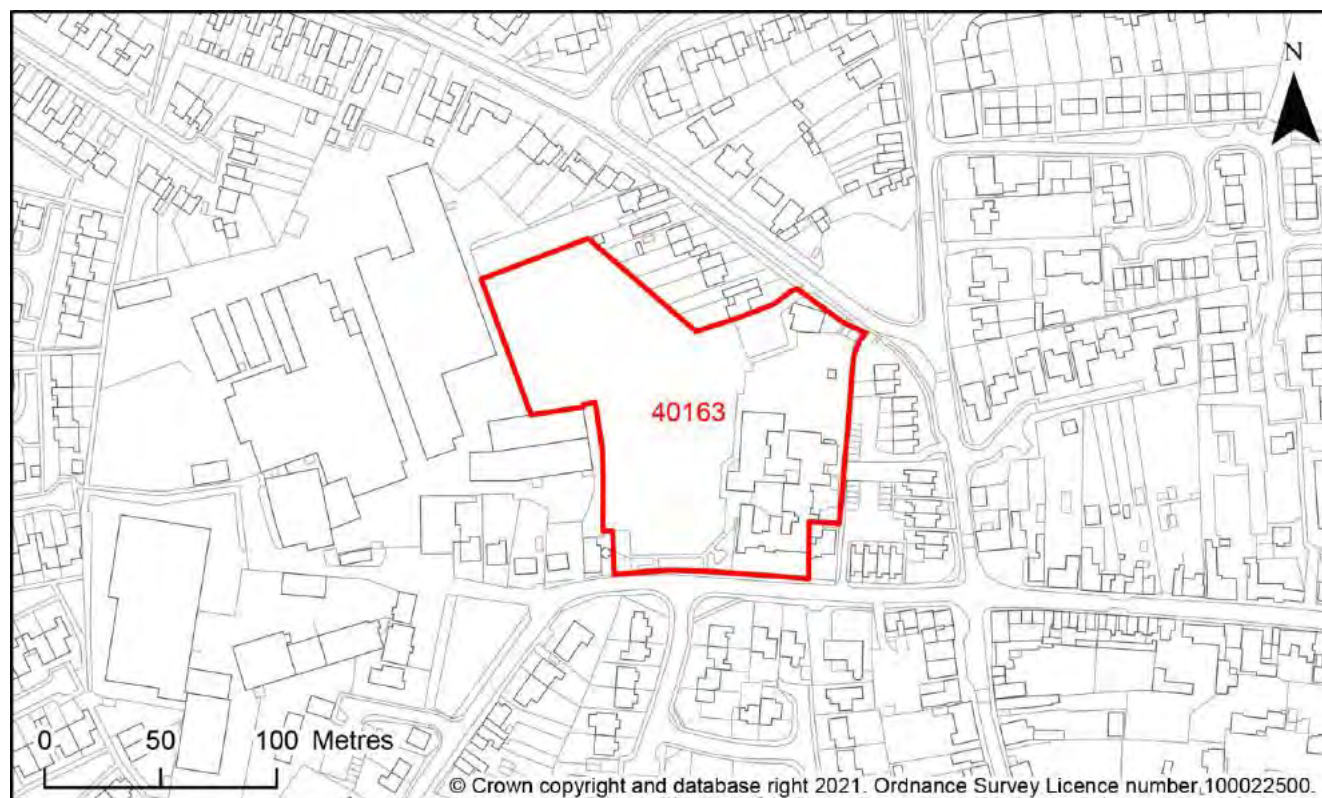
Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Gamlingay First School, Green End, Gamlingay, SG19 3LE

Site Reference: 40163

Map 277: Site description - Gamlingay First School, Green End, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.47
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
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	Amber	Wholly within Development Framework  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 100 year event  20% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Primarily within a PVAA  National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.  Local Character: The Western Greensand  The site is atypical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas due to its central urban location.  Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge  Building location on site should reflect the surrounding village context and character. Retention of trees and hedgerows is encouraged, and the development should include additional tree and hedgerow planting to strengthen site boundaries and for mitigation purposes, as well as further reflecting the local character of tree planting and hedgerows in the village.

Issue	Assessment	Comments
		The site is in the Conservation Area and development should respect the pattern of existing development within this area. The playing field on site is covered by a Protected Village Amenity Area Policy.
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, 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	<b>Amber</b>	<p>Within or Partially within Country Park - Parks and Gardens</p> <p>Within 50m of Informal Open Space</p> <p>Site is part located on protected open space (Protected Village Amenity Area) and part located on school buildings / urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.</p>
Historic Environment	<b>Amber</b>	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Potential to impact the character and significance of the Conservation Area and the significance and setting of the Grade II 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	<b>Amber</b>	Located in the historic core of the village
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: 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>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>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 noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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	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 3; 8% Grade 4  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:

### 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.

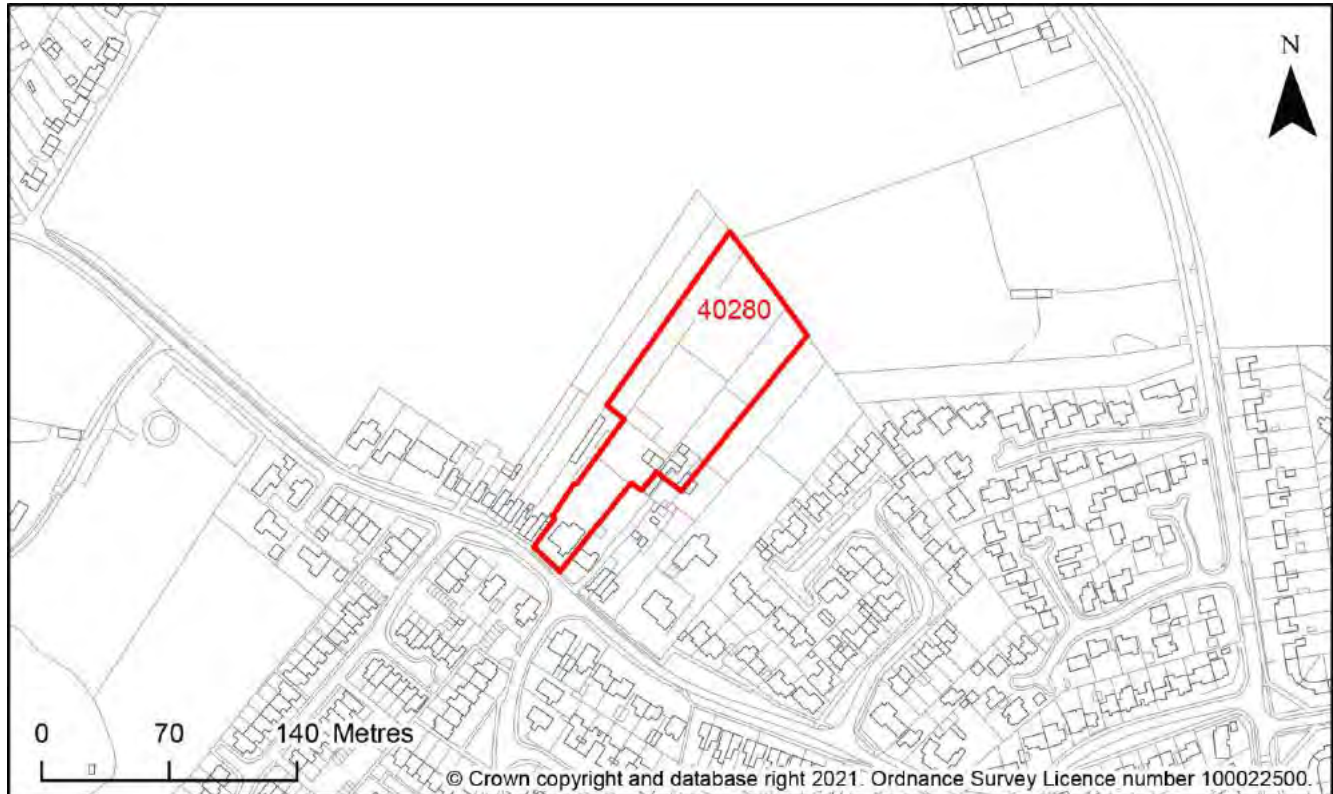
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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

# 46 Cinqes Road, Gamlingay, SG19 3NW

Site Reference: 40280

Map 278: Site description - 46 Cinqes Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	0.93
Parish or Ward	Gamlingay 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, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	28

## 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	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.  Local Character: The Western Greensand  The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas.  Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge  The site comprises several parcels of land at the edge of the village of Gamlingay  The site is well contained towards the southern part but is largely exposed towards the northern part prohibiting views into and out of the site. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements and separation from the village should be preserved. Limited development of the site where it builds up the gap in between The Cinques may be possible.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>The site is approximately 400m from the Gamlingay Woods SSSI. 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 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 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 to the north 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 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	<p>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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: 25% Grade 2; 66% Grade 3; 9% Grade 4  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:

#### **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	28
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 east side of Park Lane, Gamlingay, SG19 3PD

Site Reference: 40437

Map 279: Site description - Land north east side of Park Lane, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.52
Parish or Ward	Gamlingay 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, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15-30

## 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	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>2% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The Gamlingay Village Design Guide states that The Cinques is one of the most clearly defined small edge settlements, and advises on retaining its integrity by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge' and is adjacent to a Local Green Space (Policy NH/12). Limited development may be acceptable if located</p>

Issue	Assessment	Comments
		suitably on the site, set back considerably from the northern site boundary brook with suitable landscape mitigation.
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. 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>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	Features of Saxon-Norman date are recorded to the south 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 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: 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>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>	<p>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts.</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 4

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 = 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
-----------------------	----------

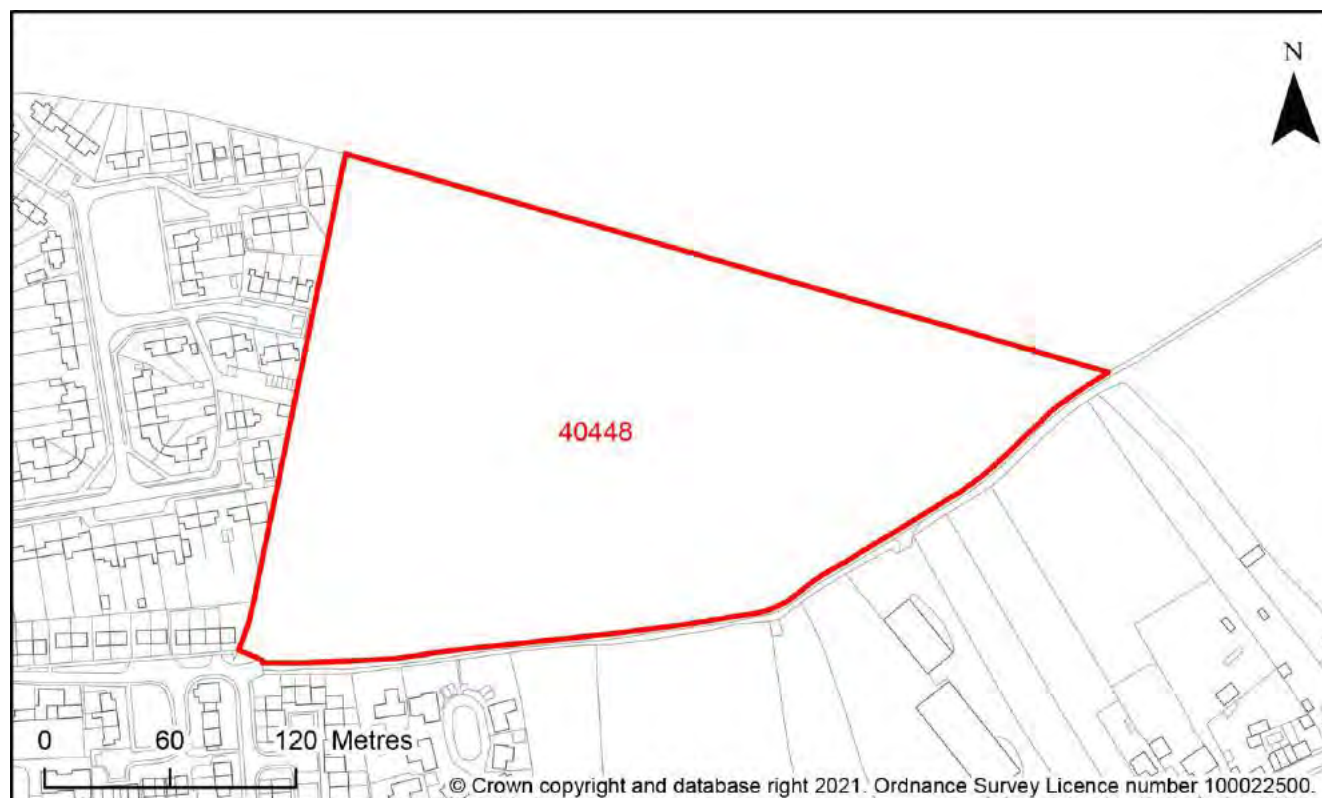


Estimated dwellings per hectare	20
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Grays Road, Gamlingay, SG19 3EL

Site Reference: 40448

Map 280: Site description - Land off Grays Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	6.05
Parish or Ward	Gamlingay 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	97-130

## 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 100 year event</p> <p>2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Lies within 10m of a TPO</p> <p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The site abuts Ancient Woodland. It has a peripheral location in the north eastern part of the village. The site is contained by development along Church End but very open for the remainder. The site forms part of Key View A and any development here will disrupt this scenic view, unless there is substantial screening along the north eastern boundary as mitigation. Development must be suitably located closest to the southern and south western boundaries. Landscape mitigation will be needed. The design guide has specific guidance for</p>

Issue	Assessment	Comments
		development in this area.
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Consultation with Natural England would be required if applications result in discharge to surface or ground water for 20m<sup>3</sup>/day or air pollution. Boundary habitats including trees and hedgerows may have ecological value but majority of site is likely to be of low ecological value. Arable habitats 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	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 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: 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> <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	<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>Due to the site's rural nature, walking, cycling and public transport links must be considered. As the site is not on a sustainable transport corridor the site will find it difficult to achieve the required sustainable mode share. The Drove Road/Gamlingay Road has been identified for improvements due to safety issues and this needs to be considered. The site should also consider its cumulative impact.</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: 9% Grade 1; 12% Grade 2; 79% Grade 3

		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 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	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

# Merton Farm, Church End, Gamlingay, SG19 3EP

Site Reference: 40450

Map 281: Site description - Merton Farm, Church End, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	2.03
Parish or Ward	Gamlingay 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, Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office
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	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The site is well contained with the exception of areas in the north and west opening views into and out of the site, views are short lived in the west but travel further in the north. The Gamlingay Village Design Guide mentions views through the Church End long plots are in some cases right through to open countryside or to characteristic arrangements of roofs and local brick buildings beyond. It is important that the sensitive and distinct character of this area is sustained. The Design Guide has specific guidance for this site.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Grassland and boundary habitats may qualify as Habitats of Principal Importance/be of high ecological value. Otherwise site 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	Red	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>It is not possible to accommodate 20 dwellings on this site without detrimental impact to the conservation area and the setting of numerous listed buildings. Some new dwellings may be possible to accommodate alongside sensitive conversion of the existing historic buildings on site. The Conservation Area Appraisal highlights the quality of the townscape along Church End. The significance of this part of the conservation area is very high, and would be harmed through punctuating the street with new access roads, or introducing dwelling units extending much behind the established building line.</p>
Archaeology	Amber	Located in the historic village core. A medieval moar is 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 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>

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>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	<p>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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 use of the site is for agricultural buildings. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 1; 1% Grade 3  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:

## 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	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 Greenacres, Gamlingay, SG19 3LP

Site Reference: 40451

Map 282: Site description - Land off Greenacres, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.91
Parish or Ward	Gamlingay 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	48

## 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: 4% lies in a 1 in 30 year event</p> <p>6% lies in a 1 in 100 year event</p> <p>12% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The Gamlingay Village Design Guide states that Little Heath is recognised as a defined small edge settlement, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge' and is part designated as a Local Green Space (Policy NH/12). Limited development of the eastern</p>

Issue	Assessment	Comments
		parcel may be acceptable if considerably set back.
Biodiversity and Geodiversity	<b>Amber</b>	<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 would require consultation with Natural England. Trees, hedges, and wooded boundaries on site may qualify as Habitats of Principal Importance/are likely to have ecological value and may support protected or notable species. Arable habitats are likely to be of low 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>Amber</b>	<p>Within Designated Local Green Space</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</p>
Historic Environment	<b>Amber</b>	The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. At large part of the site to South and West should remain outside the developable area in order to retain a Green gap.
Archaeology	<b>Amber</b>	Features of Saxon-Norman date are recorded to the south east.
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>



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: 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	Amber	<p>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts.</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: 100% Grade 4
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.

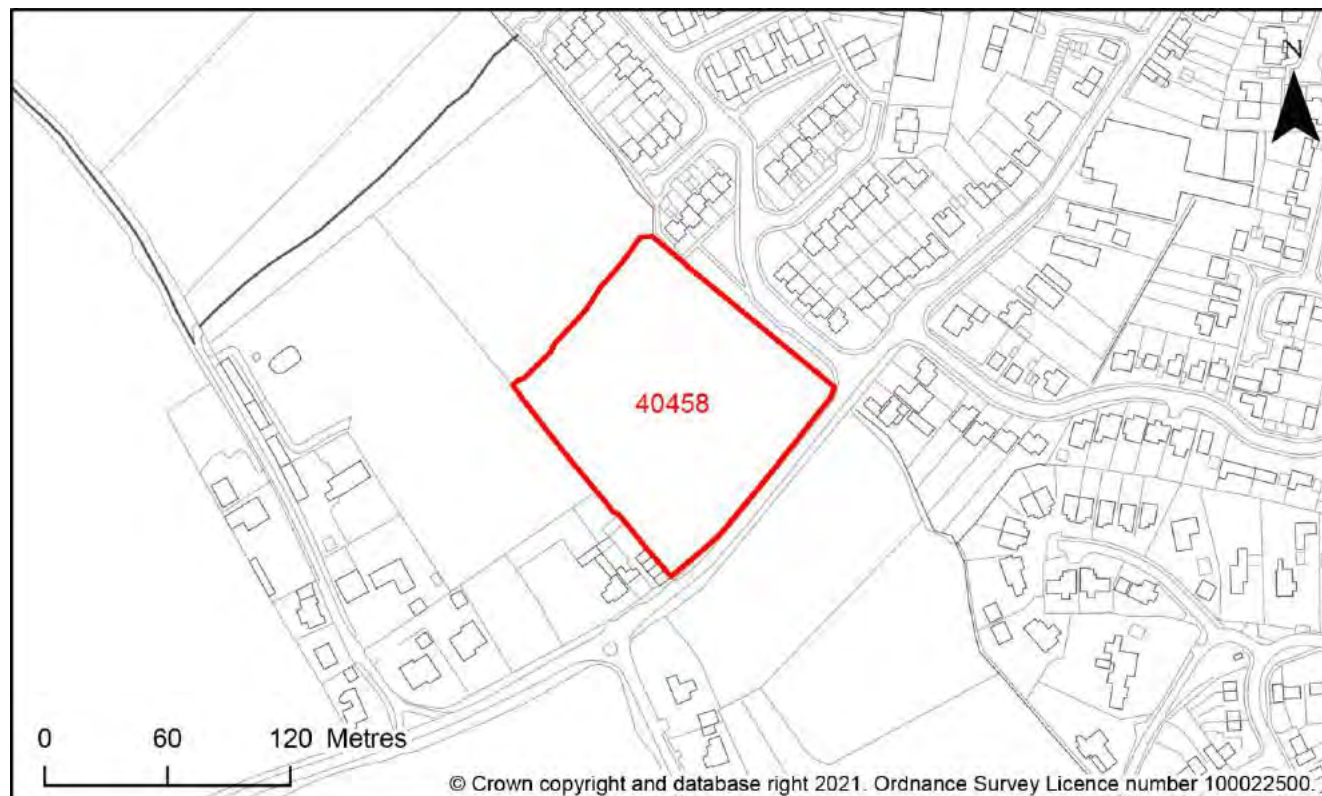
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
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

# Land west of Heath Road, Gamlingay, SG19 3LQ

Site Reference: 40458

Map 283: Site description - Land west of Heath Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Gamlingay 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, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	28

## 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: 5% lies in a 1 in 30 year event</p> <p>11% 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>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is atypical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The Gamlingay Village Design Guide states that Little Heath is recognised as a defined small edge settlement, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge. Only part of the site suitable for development and</p>

Issue	Assessment	Comments
		landscape mitigation needed.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any development which would result in air pollution or discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Grassland, trees, hedgerows, boundary watercourse and mosaic habitats may qualify as Habitats of Principal Importance/have ecological value and support protected or notable species. 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. Pond within 100m 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>The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. At large part of the site to South and West should remain outside the developable area in order to retain a green gap. Access must not be taken from Heath Road due to the impact this will have on the form of settlement associated with the listed building.</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 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: 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>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>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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	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 4
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	21
Estimated dwelling units	28
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 Mill Street, Gamlingay, SG19 3JU

Site Reference: 40493

Map 284: Site description - Land to the west of Mill Street, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	2.97
Parish or Ward	Gamlingay 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, Older persons 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
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>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development close to Gamlingay may be acceptable subject to</p>

Issue	Assessment	Comments
		mitigation and responding to the local vernacular.
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. We are aware that an area within the northeast section of this site may be used as a mitigation zone for the extant permission on the land directly to the north; therefore, density of housing may be reduced. 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. 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 Conservation Area</p> <p>Development of the site could have a detrimental impact on views out of the conservation area which are currently onto open countryside also impact on the setting of No 61 Mill Road which has a prominent position on the corner of Mill Road and Honey Hill but the impacts could be reasonably mitigated.</p>
Archaeology	Amber	Artefacts of prehistoric date are recorded within and in the vicinity of the 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: 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 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 site's rural nature, walking, cycling and public transport links must be considered. As the site is not on a sustainable transport corridor, the site will find it difficult to achieve the required sustainable mode share. The Drove Road/Gamlingay Road has been identified for improvements due to safety issues and this needs to be considered. The site should also consider its cumulative impact.</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. Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this</p>

Issue	Assessment	Comments
		location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. 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 a quarry/filled land. Potential for contamination, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4 100% lies in an EA Source Protection Zone 3  Electric overhead lines cross 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.

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.

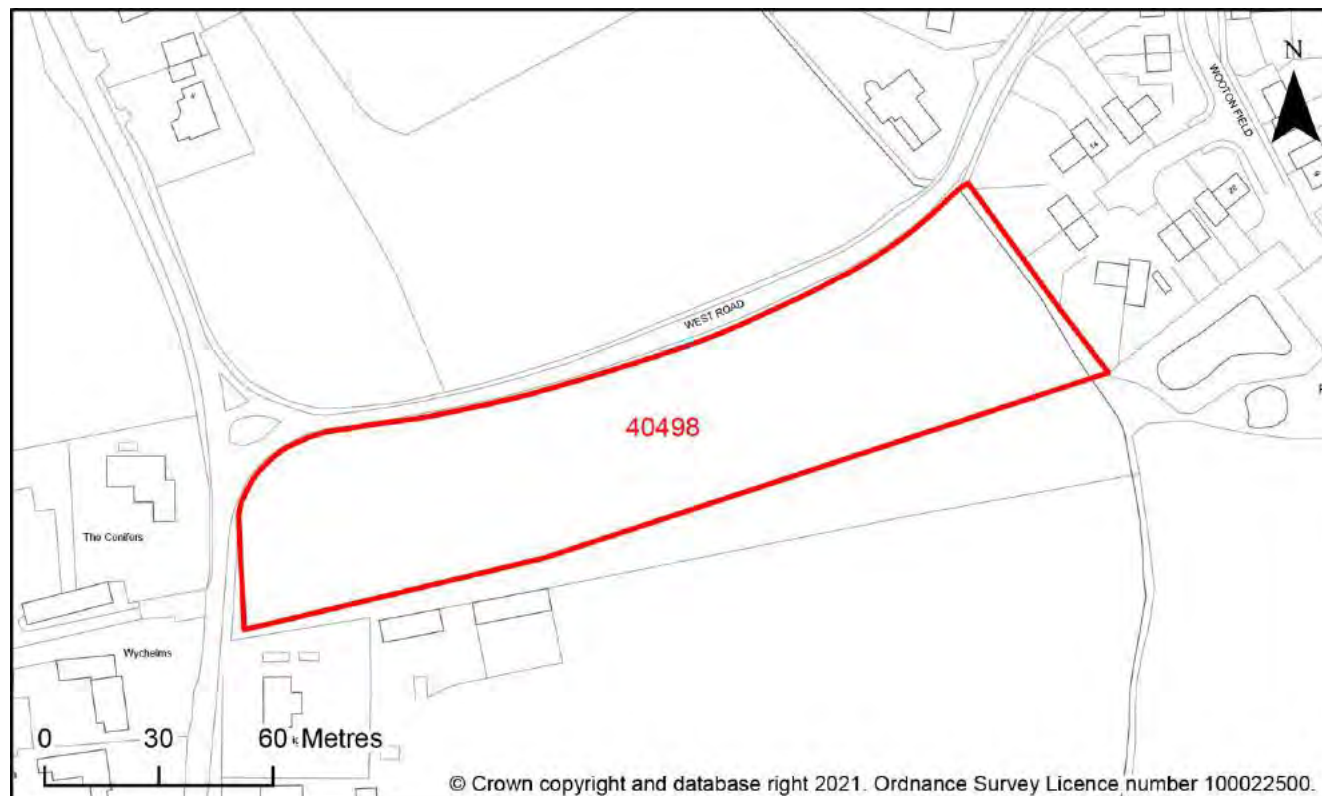
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	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)	0-5 Years

# Land to the south of West Road, Gamlingay, SG19 3QH

Site Reference: 40498

Map 285: Site description - Land to the south of West Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	0.99
Parish or Ward	Gamlingay 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, Older persons housing, Custom or self build 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	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>3% lies in a 1 in 100 year event</p> <p>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development of</p>

Issue	Assessment	Comments
		the site with mitigation may be acceptable.
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. 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	Red	<p>Within 100m of a Listed Asset</p> <p>This site is open land between the built-up area of Gamlingay and the small Hamlets of Little Heath and Denis Green. These have been remained historically physically separate from Gamlingay and development on this site would remove that historic separation. This impact cannot be reasonably mitigated.</p>
Archaeology	Amber	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded 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: 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: 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>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>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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: 12% Grade 3; 88% Grade 4  19% 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:

## 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	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

# Land adjacent Green Acres, Gamlingay, SG19 3LR

Site Reference: 40519

Map 286: Site description - Land adjacent Green Acres, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	4.66
Parish or Ward	Gamlingay 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	138

## 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>3% lies in a 1 in 100 year event</p> <p>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>The site is of considerable size. The Cinques is recognised as one of the most clearly defined small edge settlements. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located on the 'sensitive village edge and adjacent to one of the 'Green fingers' of landscape which run from the rural footpaths in the west of the village through to</p>

Issue	Assessment	Comments
		the Green Acres estate. A significantly reduced proposal may be acceptable with mitigation.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Housing developments of over 50 dwellings would require consultation with Natural England. Boundary and adjacent watercourses, hedgerows and woodland 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 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 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	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	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated
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>



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 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 Gamlingay and 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>	<p>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. 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>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4
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.

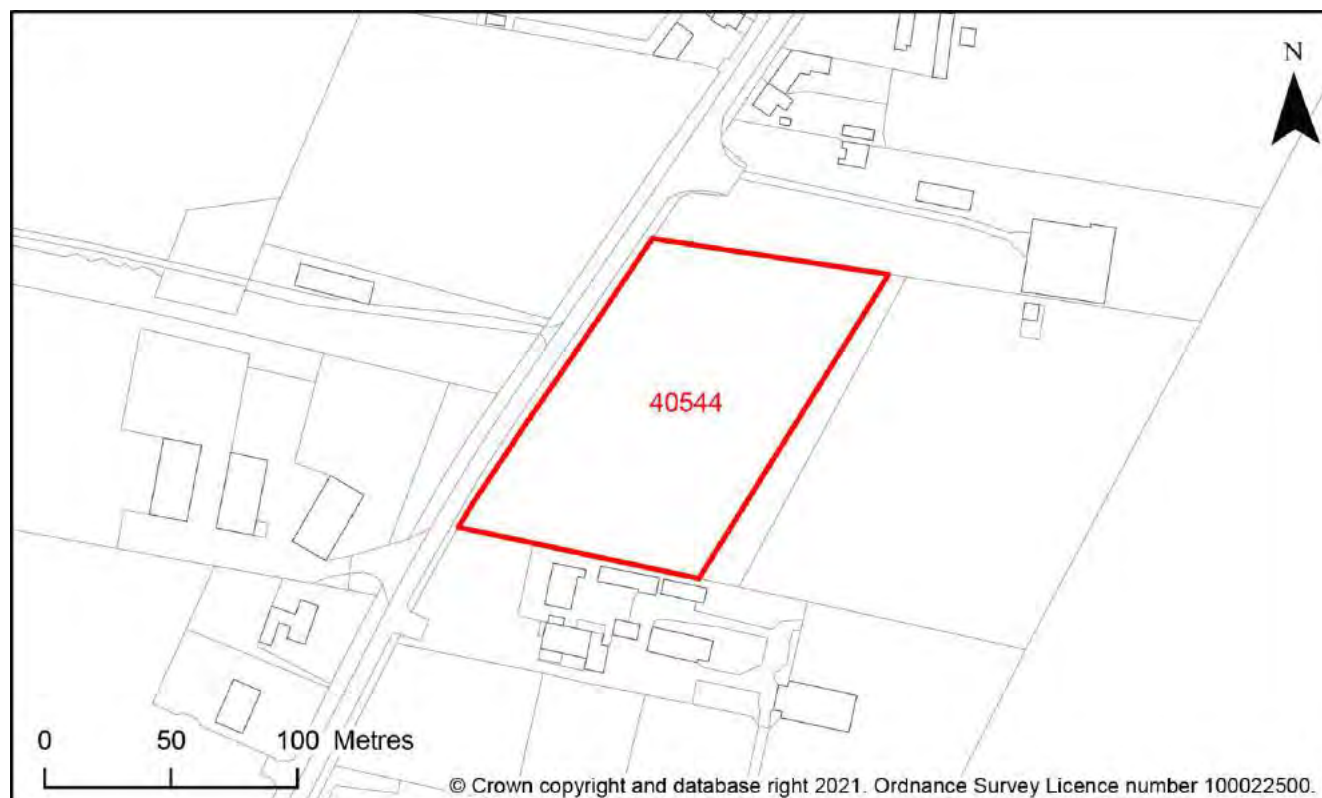
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	101
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 Potton Road, Gamlingay, SG19 3LW

Site Reference: 40544

Map 287: Site description - Land at Potton Road, Gamlingay



## Site Details

Criteria	Response
Site area (hectares)	1.24
Parish or Ward	Gamlingay 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> )	7500

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  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	Amber	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge.  Local Character: The Western Greensand  The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas.  Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge  The site is surrounded by a mix of commercial and agricultural use and is well contained. Mill Hill is recognised as a satellite hamlet. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets and dispersed landscape settlement pattern of farmsteads and hamlets. Development in this location will consolidate development in the area but would aim to retain the integrity of the hamlet. Commercial development on this site is appropriate for its context of existing

Issue	Assessment	Comments
		agricultural and commercial use. Landscape mitigation will be needed.
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution 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 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	Enclosure complex recorded adjacent to 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 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>

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	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>Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. 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
-------	--	----------

Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 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?	Yes, Planning permission granted for 3,240 sqm of industrial buildings with 480 sq m of offices and open storage (S/2331/00/O; S/0059/06/E; S/0060/06/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 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.



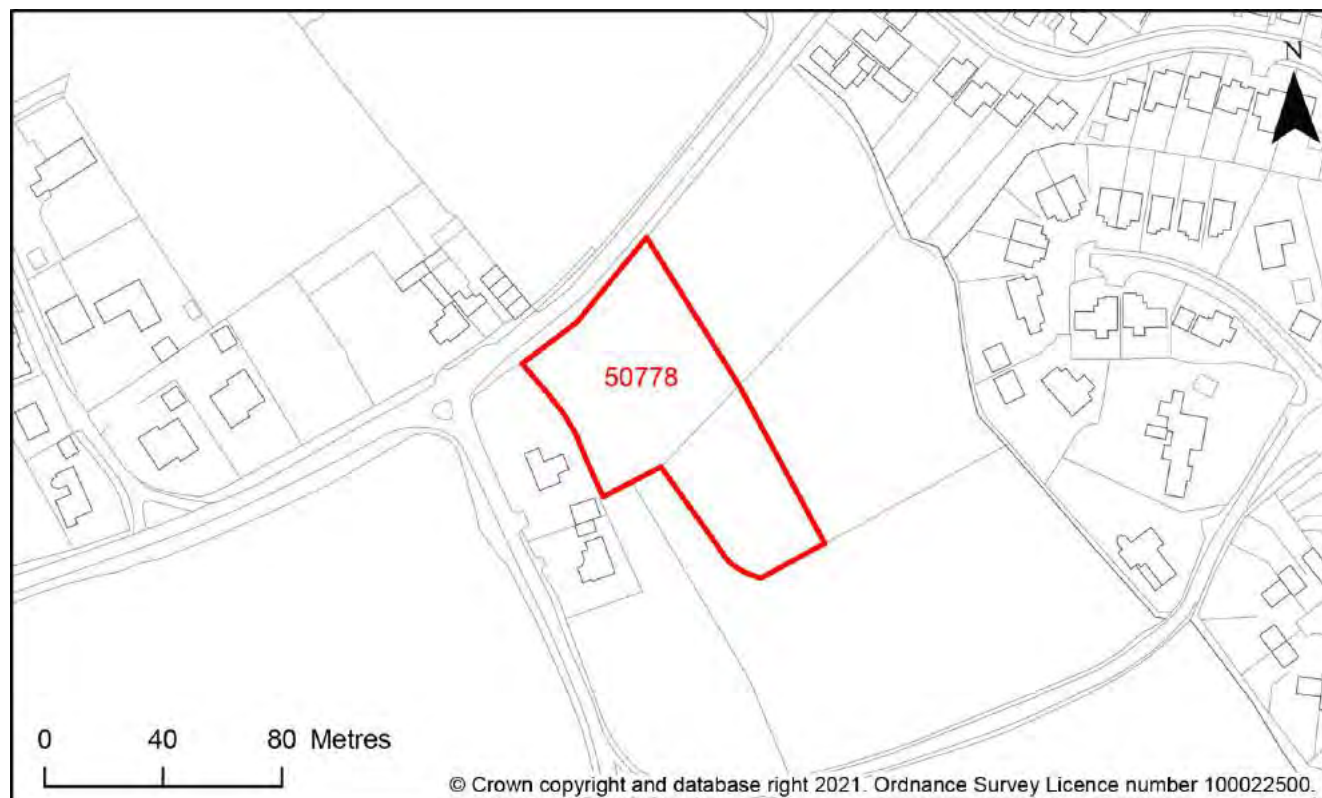
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	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 Green End, Heath Road, Gamlingay, SG19 3JZ

**Site Reference: 50778**

**Map 288: Site description - Land south of Green End, Heath Road, Gamlingay**



## Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Gamlingay 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
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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	NCA 90 Bedfordshire Greensand Ridge District Area The Western Greensand  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge  A small site which is part of an existing grass field in a rural location outside the settlement framework and bordered by mature native hedgerows. Development upon this site would have a significant adverse impact upon the settlement character. it would be an encroachment into the countryside, urbanisation of the rural landscape, permanent and eroding the sensitive rural edge to the settlement. Even with a reduction in residential units with landscape mitigation measures the impact would be still adverse, unacceptable and incongruous with the local landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact in relation to nearby SSSIs. Otherwise unlikely to impact on designated sites for nature conservation. Boundary hedgerows and mature 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. 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	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>A maximum of five units could potentially be accommodated with mitigation of impact on the Grade II Listed Building adjacent to the site. A large buffer zone would be necessary, with housing potentially to the south and east of the site. Scale and height of development would be important to sustain the significance of the listed building within its setting.</p>
Archaeology	Amber	Features relating to the Saxo-Norman settlement of the area are recorded to the immediate 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 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>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 4
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.

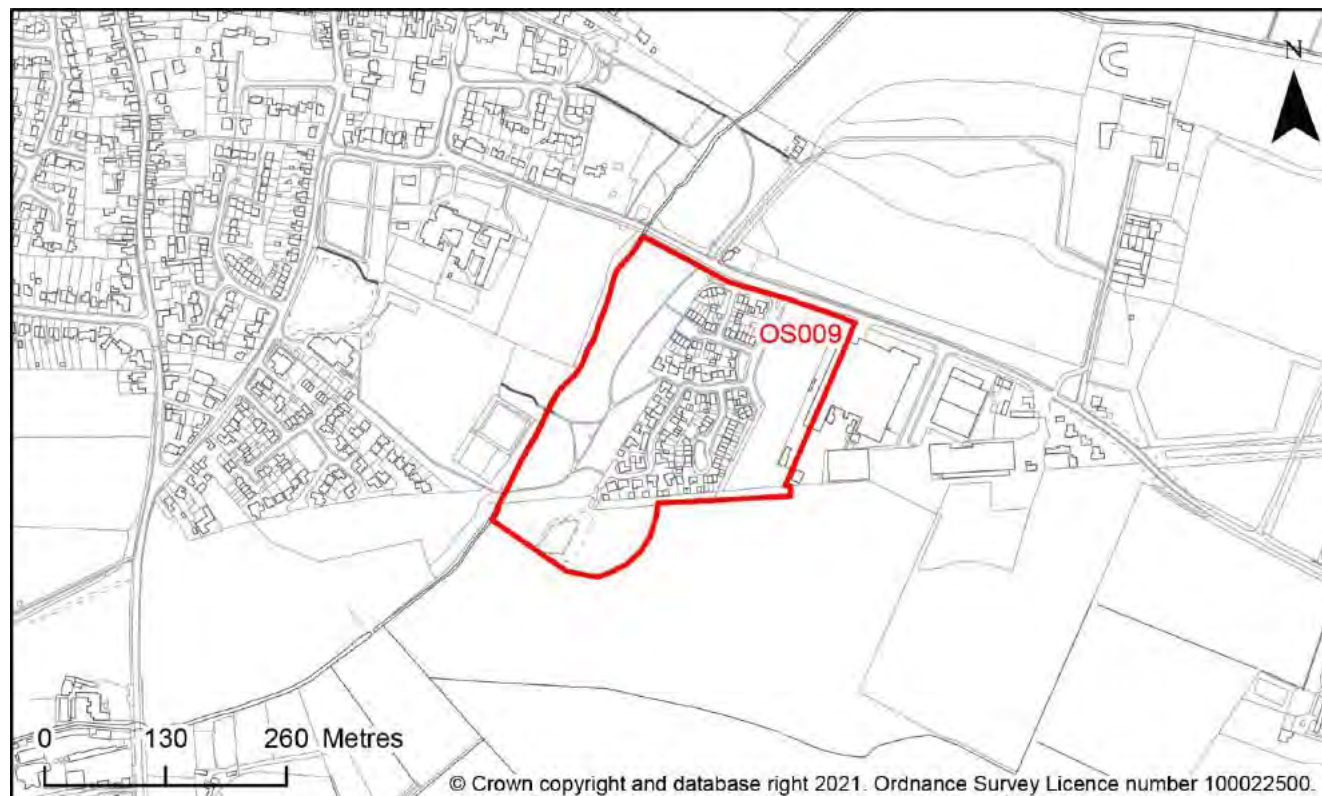
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	10
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 South Of Station Road, Gamlingay, Sandy, Beds, SG19 3HE

**Site Reference: OS009**

**Map 289: Site description - Land To The South Of Station Road, Gamlingay, Sandy, Beds**



## Site Details

Criteria	Response
Site area (hectares)	7.84
Parish or Ward	Gamlingay 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	Mixed Use, Market and affordable 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>	
<b>Proposed housing units</b>	Unknown

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Primarily within Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (31%)</p> <p>Partly in Flood Zone 3 (29%)</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event</p> <p>14% lies in a 1 in 100 year event</p> <p>23% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Primarily outside a PVAA</p> <p>National Landscape Character Area (NCA) 90: Bedfordshire Greensand Ridge</p> <p>Local Character: The Western Greensand</p> <p>The site is typical of the local character of undulating dip slope of the Lower Greensand ridge, drained by small streams creating a relatively small scale, varied landform.</p> <p>Landscape Character Assessment (2021) Landscape</p>

Issue	Assessment	Comments
		<p>Character Area - 5A: Gamlingay Wooded Greensand Ridge</p> <p>This is an allocated site for business use purposes in the current local plan. Approximately 75% of this development has been built out. The site is partly outside of the Development Framework Boundary and so the site would essentially see part development in the countryside, rural character must be retained and respected. The proposed number of units for new development responds well to the local context and character. An appropriate landscape strategy is required and care needed around the PVAA within and adjacent to the site.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Any residential development would require consideration of recreational impact on nearby SSSIs. Any industrial development over 1000m<sup>2</sup> would require consultation with Natural England. Hedgerows, boundary watercourse and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole records for Millbridge Brook. Badger records nearby. All schemes should achieve at least 10% biodiversity net gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy. Sites which cannot deliver 10% net gain on site may need to seek off-site solutions for replaceable/non-priority 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	<b>Amber</b>	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of an Important Countryside Frontage</p> <p>Within or Partially within Informal Open Space</p> <p>Site is part located on protected open space (Protected Village Amenity Area - Millbridge Brook) and part located on urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.</p>

Issue	Assessment	Comments
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Most of this site has already been developed as Poppyfields. Additional development in the limited space available at the east of the site is not likely to detract from the significance of the adjacent Conservation Area.</p>
Archaeology	Green	Archaeology is unlikely to survive 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: 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>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	Likely to require significant upgrade of local highway infrastructure, new walking and cycling links into

Issue	Assessment	Comments
		Gamlingay and 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	Consent previously granted subject to various conditions in relation to noise / light / vibration. Similar conditions likely to be recommended if development proposal is resubmitted
Air Quality	Green	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 3; 1% Urban  99% lies in an EA Source Protection Zone 3  Electric overhead lines cross the site  Electricity pylons on site  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 = 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?	Yes, Planning permission granted for a mixed use residential and employment development (S/1771/08/O)
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	11
Estimated dwelling units	85
Estimated employment space (m <sup>2</sup> )	3270
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, Girton, CB3 0QD

Site Reference: 40060

Map 290: Site description - Land off High Street, Girton



## Site Details

Criteria	Response
Site area (hectares)	2.71
Parish or Ward	Girton 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	Primarily outside Development Framework Partially within the Cambridge Greenbelt (97%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (28%) Partly in Flood Zone 3 (28%) Surface water flooding: 15% lies in a 1 in 30 year event 21% lies in a 1 in 100 year event 28% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO  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 thought slightly degraded example of this landscape type.  District Character Area: Fen Edge character area. The SCDC design guide defines this character area as a mostly flat, low-lying landscape with open views. Villages sit low in the landscape, often screened by thick hedgerows to paddocks, copses, groups of mature trees and orchards. The site fits in with this character though it makes up one of very few

Issue	Assessment	Comments
		<p>remaining, long back gardens typical of early settlement character in Girton.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. Priority habitats within the site include deciduous woodland, with the Washpit Brook lying adjacent to the western boundary and grassland, hedges and wooded boundaries on site that are also 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 not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in historic village core to the west of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m



Issue	Assessment	Comments
		<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: 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 New Road/Oakington Road junction has previously been identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway 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	<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	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% Urban Watercourse 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: GI4  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

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.

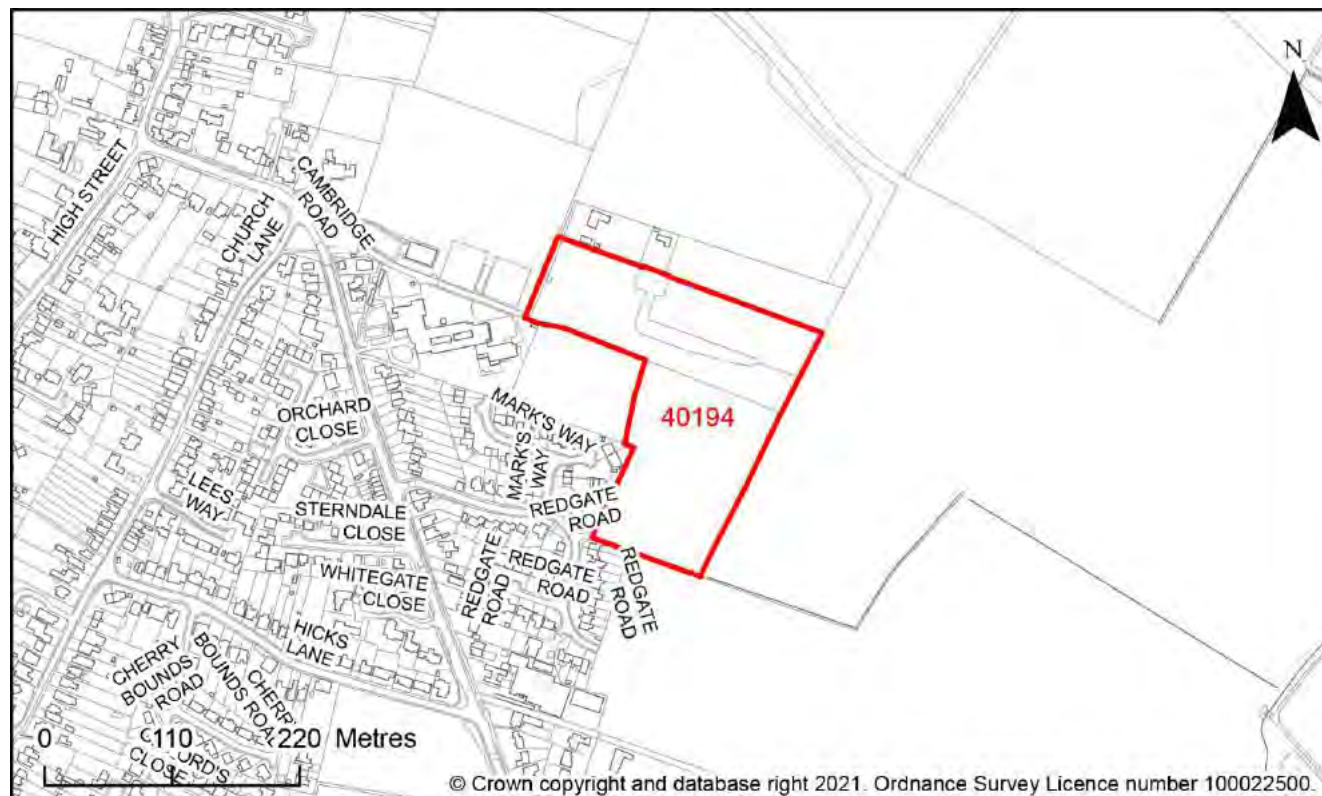
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 east of recreation ground, Girton, CB3 0PW

Site Reference: 40194

Map 291: Site description - Land east of recreation ground, Girton



## Site Details

Criteria	Response
Site area (hectares)	3.52
Parish or Ward	Girton 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	105

## 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 30 year event  1% lies in a 1 in 100 year event  2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	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 - 2B: Cottenham Fen Edge Claylands  Development upon this site would have a significant adverse impact to the rural landscape character and the erosion of the separation between Girton, Histon/Impington and Cambridge.
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required for residential allocation. No designated sites nearby. Appears to be deciduous woodland/orchard or marshland/mosaic habitat with boundary hedgerows which may be Habitats of Principal Importance/priority habitat and/or of high ecological value. Northern area of site may be of lower ecological value. Roosting bats

Issue	Assessment	Comments
		<p>may be present in buildings and trees (if suitable). 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 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>Potential impact to wider setting of 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	<p>Finds of Iron Age and Saxon date are recorded in the vicinity.</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 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>

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	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	The applicant will need to consider walking and cycling connections along Girton Road and Huntingdon Road - schemes are identified in the CCC TIP. In addition, the development will have to consider cumulative impacts. The Cambridge Road/New Road roundabout has been identified as needing improvement and this will have to be considered. Also, Girton Road/ Huntingdon Road is predicted to be over capacity in future years.  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 is acceptable in principle subject to detailed design considerations and appropriate mitigation if necessary. There are potential noise impacts from the nearby school that will need assessment and possibly mitigated
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	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: GI15; GI16; GI17 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
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	105



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 Redgate, Girton, CB3 0PP

Site Reference: 40241

Map 292: Site description - Land east of Redgate, Girton



## Site Details

Criteria	Response
Site area (hectares)	0.94
Parish or Ward	Girton 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, Older persons housing, Custom or self build 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	Amber	Primarily 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 1000 year event
Landscape and Townscape	Red	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 - 2B: Cottenham Fen Edge Claylands  Wide and local views are limited due to boundary planting and low-lying topography. However, amenity views are high particularly from the south west of the site. Development upon this site would have a significant adverse impact to the rural landscape character. A significantly reduced development with landscape measures could be acceptable.
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	Green	Not likely to have an impact on heritage assets. 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 east 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 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: 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</p>

Issue	Assessment	Comments
		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	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
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: GI16; GI17  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.

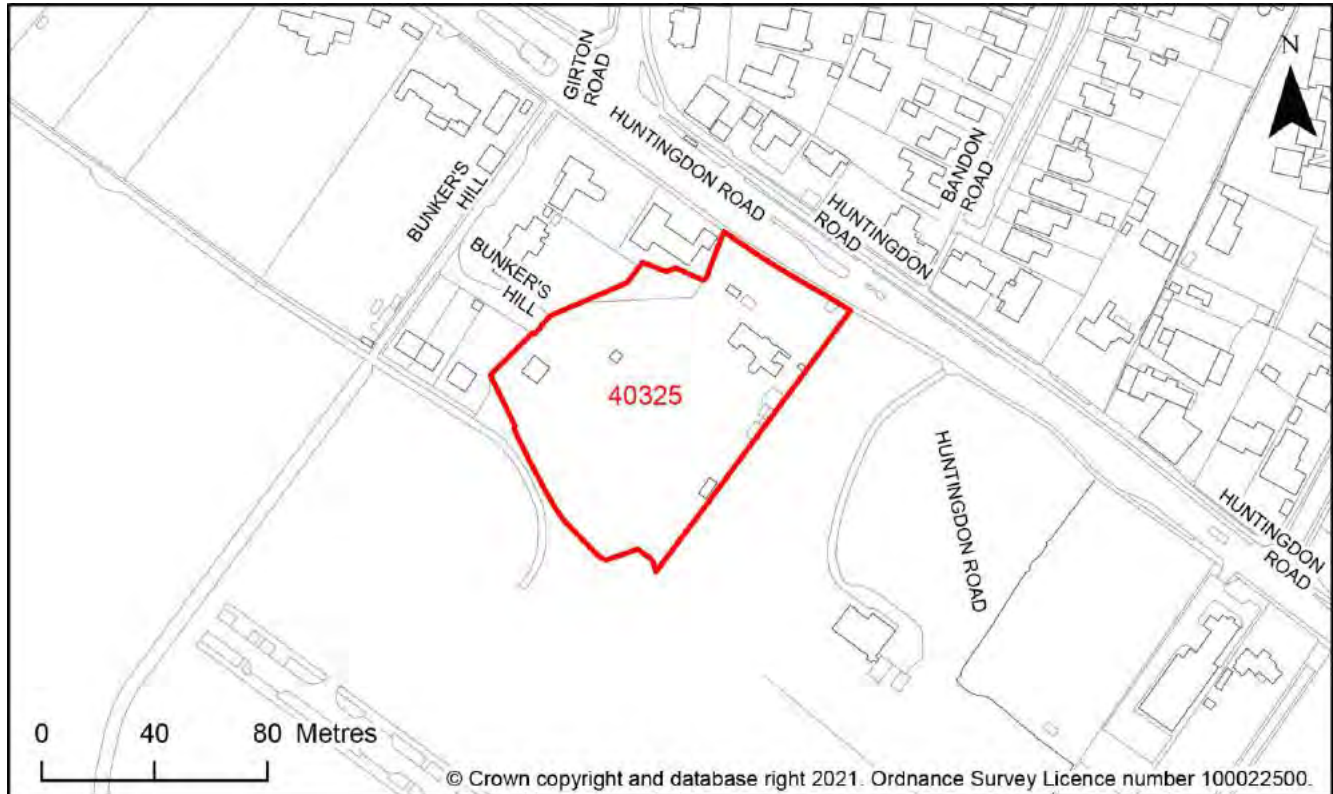
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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

# Thorpe, Huntingdon Road, Cambridge, CB3 0LG

Site Reference: 40325

Map 293: Site description - Thorpe, Huntingdon Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10 to 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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 7% lies in a 1 in 30 year event  16% lies in a 1 in 100 year event  23% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  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 - Urban  Wide views are low and local and amenity views are limited due to existing mature trees within the site. Development upon this site will have a slight adverse impact on the settlement character which will require mitigation including, existing trees to be protected and retained to integrate the new development, development layout to reflect the existing settlement pattern, buffer landscape planting to be included upon the southern boundary.



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 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 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 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>
Historic Environment	Amber	<p>Thorpe house follows the built pattern along this side of Huntingdon Road of large single houses in big plots. There has been some backland development along Bunkers Hill and the Eddington site will be built up to the southern boundary of the site. The southern part of the site could be developed on a small scale but options should be explored for the retention and re-use of the house which has some heritage merit.</p>
Archaeology	Amber	<p>Extensive evidence for Roman settlement and associated activities is recorded within the site and from excavations to the immediate south.</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 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>

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>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>This application will have to consider the site's impact onto Huntingdon Road and at local junctions. Sustainable travel for staff must also 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>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>Amber</b>	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% 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</p>

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: AR3 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**

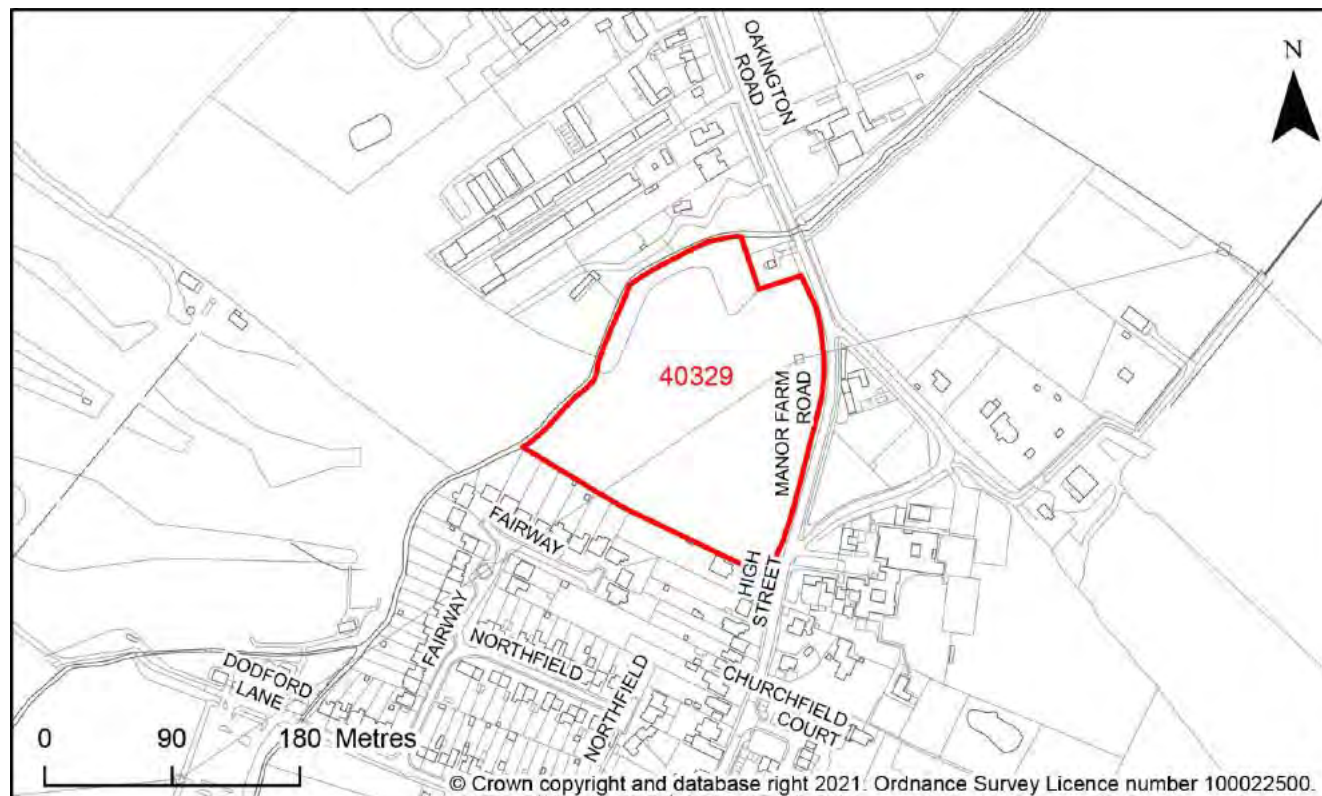
Capacity and Delivery	Response
Estimated dwellings per hectare	40

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 to the west of Oakington Road, Girton, CB3 0RX

Site Reference: 40329

Map 294: Site description - Land to the west of Oakington Road, Girton



## Site Details

Criteria	Response
Site area (hectares)	3.02
Parish or Ward	Girton 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	Recreation
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>	30-40
-------------------------------	-------

## 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 (78%)  Partly in Flood Zone 3 (52%)  Surface water flooding: 18% lies in a 1 in 30 year event  33% lies in a 1 in 100 year event  52% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge  The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site, within the Green Belt, is an irregular shaped agricultural field, outside and abutting the development framework which forms an area of rural separation between the edge of the village and buildings to the north. Wide views are limited due to vegetation and local views are limited. Amenity views to the south are

Issue	Assessment	Comments
		high. Development upon the site would have an adverse effect on the landscape character of the area; however, with careful design it may be possible to mitigate landscape impacts.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Application unlikely to require consultation with Natural England. Watercourse (Beck Brook) may require further survey and mitigation and may support protected/notable species e.g. water vole or otter. Boundary hedgerows, woodland and mature trees may qualify as Habitats of Principal Importance and/or be of high ecological value and support protected and notable species e.g. roosting bats. Arable habitats likely to be of low ecological value but may support farmland bird populations.</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>	<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	<b>Green</b>	<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	<b>Amber</b>	Located on the north edge of the historic core
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 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: 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>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: 16% Grade 3; 84% Urban



		Watercourse crosses 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: GI8  High

#### **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.

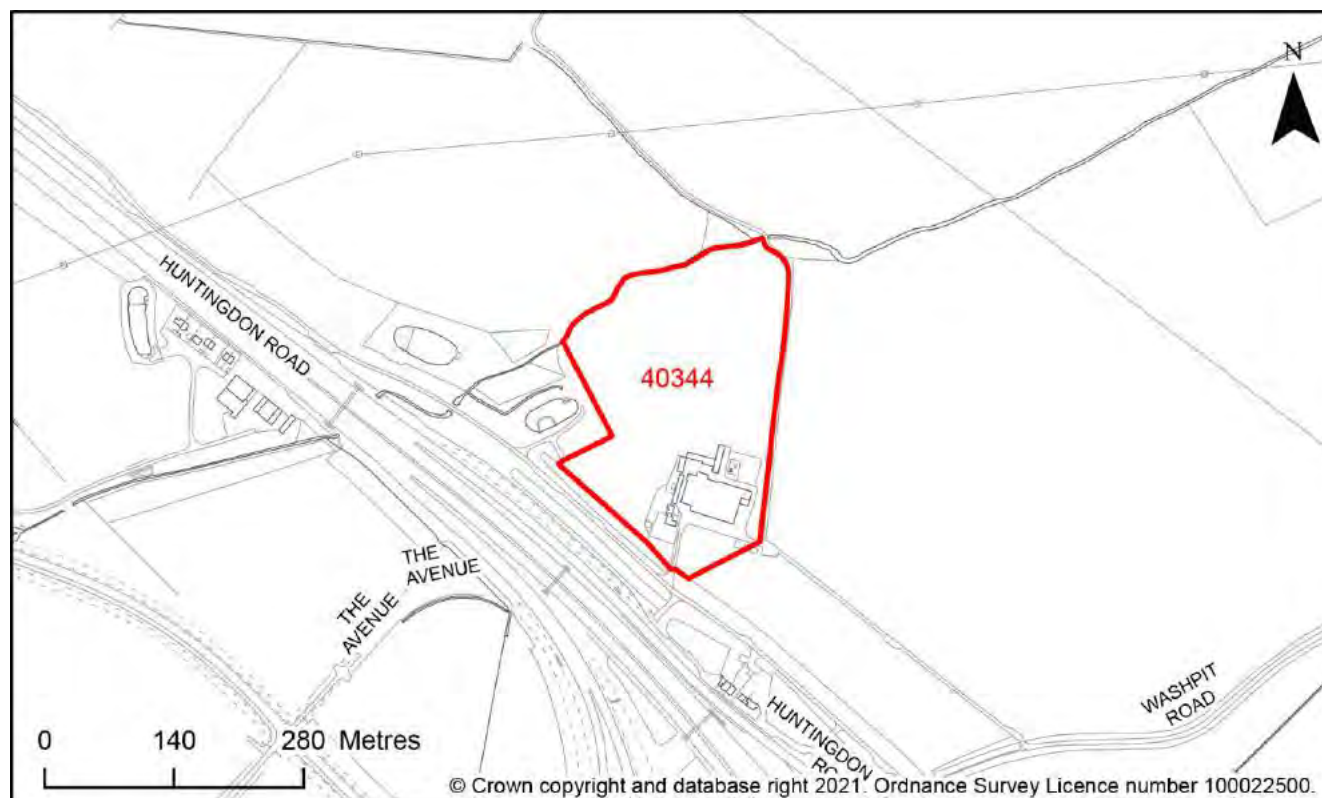
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
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

# Grange Farm, Huntingdon Road, Girton, CB3 0JN

Site Reference: 40344

Map 295: Site description - Grange Farm, Huntingdon Road, Girton



## Site Details

Criteria	Response
Site area (hectares)	6.26
Parish or Ward	Girton 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	Non-residential, Office
Proposed employment floorspace (m <sup>2</sup> )	40794
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  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (33%)  Partly in Flood Zone 3 (6%)  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	Amber	Lies within 10m of a TPO  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge  The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  This is an irregular shaped agricultural field, with farm buildings, located within the Green Belt. To the north and east are large open agricultural fields with Beck Brook running along its northern boundary and a track to the east. To the south and west there is a linear woodland block, a new attenuation pond and the M11 beyond. Wide and local views are limited due to

Issue	Assessment	Comments
		boundary vegetation and woodland blocks. Development would have a slight adverse effect to the landscape character. However, with landscape mitigation measures the impact could be reduced.
Biodiversity and Geodiversity	Green	Unlikely to require consultation with Natural England. Boundary hedgerows may qualify as Habitat of Principal Importance/be of ecological value but could be retained. Otherwise, arable habitats likely to be of low ecological value. Buildings may support roosting bats (if suitable) but mitigation likely to be feasible. Arable habitats may support farmland bird populations.  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	Green	A heritage assessment should be carried out of the farm stead. There may be potential to retain the Farmhouse. 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 the Iron Age, Roman and medieval landscape survive in the vicinity.
Accessibility to Services and Facilities	Red	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: Greater than 1,800m Distance to Public Transport: Greater than 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		<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	<b>Red</b>	<p>The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</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>Amber</b>	Significant portion within SCDC 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 3</p> <p>Watercourse crosses the site</p>
Strategic Highways Impact	<b>Amber</b>	<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: OA12 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 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> )	40794
Estimated start date	0-5 Years

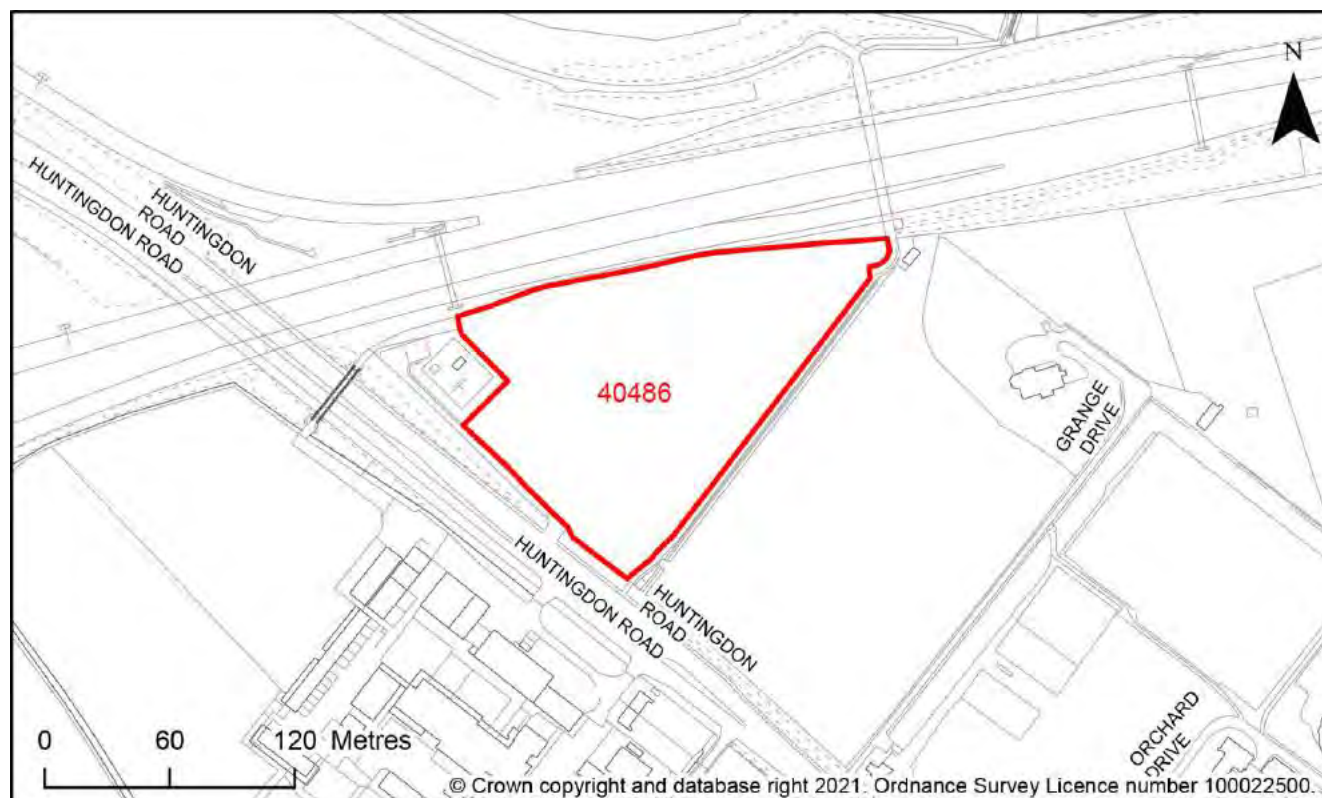
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Huntingdon Road, Girton, CB3 0JX

Site Reference: 40486

Map 296: Site description - Land north of Huntingdon Road, Girton



## Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
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	Outside Development Framework  Wholly within 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  12% lies in a 1 in 100 year event  18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge  The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation  Landscape Character Assessment (2021) Landscape Character Area - Urban  This is a medium sized isolated grass field located to the south west of the village of Girton. Wide and local views are limited due to road infrastructure and boundary planting. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside, permanent, urbanising the rural landscape and harmful to the village gateway or approach. The development would also be isolated and appear incongruous to the settlement of Girton.

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 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	Extensive Roman and Saxon cemeteries are located to the south east
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: Less than or Equal to 800m</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 has the potential for access onto Huntingdon Road and 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	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	Red	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	Fully in AQMA, however fairly small site
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	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: AR1

Harm of Green Belt Release		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.

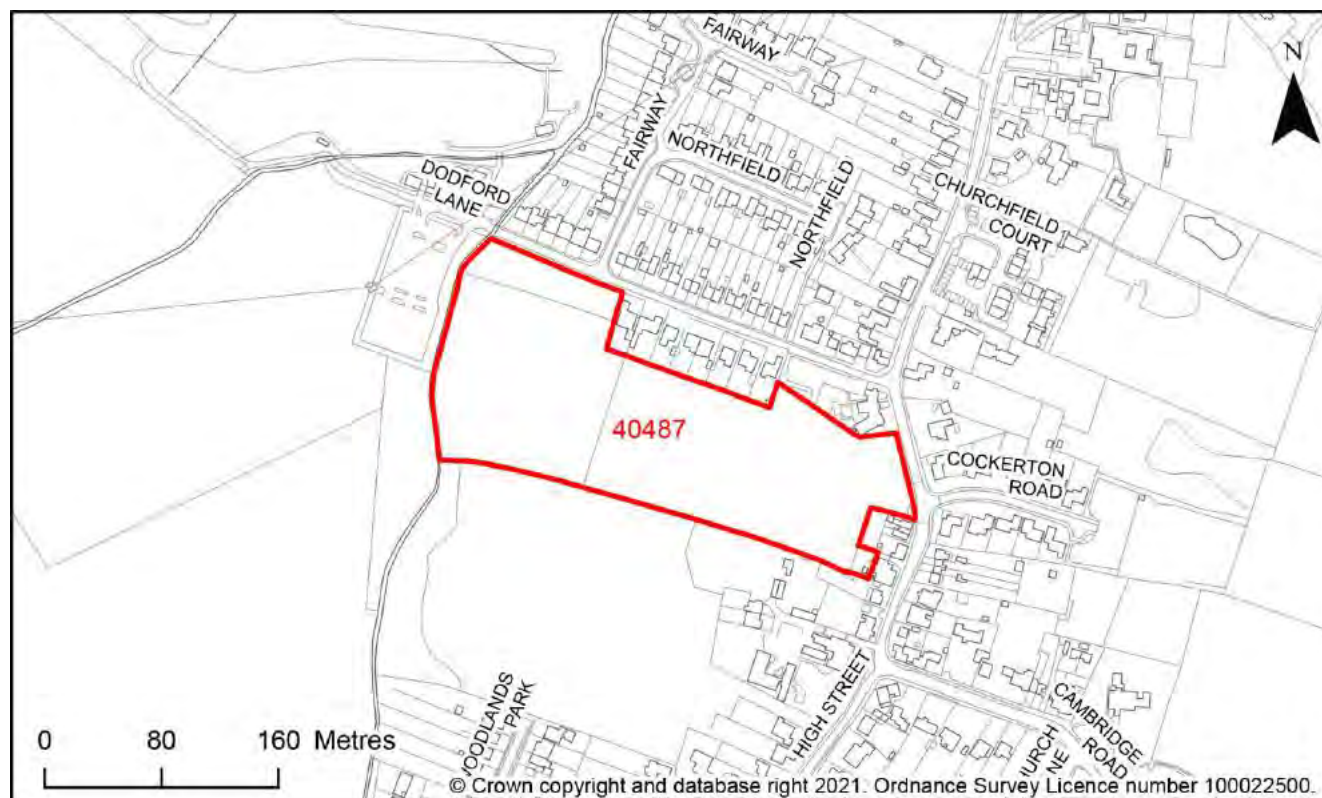
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
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 Dodford Lane, Girton, CB3 0QL

Site Reference: 40487

Map 297: Site description - Land at Dodford Lane, Girton



## Site Details

Criteria	Response
Site area (hectares)	3.55
Parish or Ward	Girton 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	63

## 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: Partly in Flood Zone 2 (30%) Partly in Flood Zone 3 (29%) Surface water flooding: 16% lies in a 1 in 30 year event 19% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
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 - 2B: Cottenham Fen Edge Claylands This is a medium sized grass field located to the north west of the village of Girton. Wide views are negligible, local and amenity views are high due open nature to the east and boundary residential plots particularly to the north. Development upon this site would have a significant adverse impact upon the Important Countryside Frontage. Development would urbanise the land which has a strong countryside character and remove the existing rural break between existing built



Issue	Assessment	Comments
		form.
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 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 50m of an Amenity Green Space</p> <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>Developable area is heavily limited through necessity of maintaining the Important Countryside Frontage, which is important to the historic character and appearance of the village and the significance of non-designated heritage asset The Old Crown Public House as the surroundings in which experienced. Development elsewhere within the site risks disconnecting Grade II Listed Building No67 High Street from its rural setting, harming its significance. Consider scope in north west of site only.</p>
Archaeology	Amber	Located in historic village core to the west of the medieval parish church
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>



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: 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 New Road/Oakington Road junction has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway 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	<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	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse 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: GI4  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	18
Estimated dwelling units	63
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

# Cockerton Road, Girton, CB3 0QD

Site Reference: 40555

Map 298: Site description - Cockerton Road, Girton



## Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Girton 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
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  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	Amber	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 - 2B: Cottenham Fen Edge Claylands  The site lies outside and abutting the existing village settlement. The site is an extension of Cockerton Road. Wide and local views are limited due to existing topography and boundary planting. Development upon this site would have a negligible impact to the settlement character. With landscape enhancement measures development upon this site would have a negligible impact to 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, 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 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 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>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 in the historic village core to the north of the medieval parish church. Remains of Saxon date recorded to the immediate south.</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 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>

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	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	Agricultural use. Potential contamination. Conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 93% Grade 2; 7% 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: GI13 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	24
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

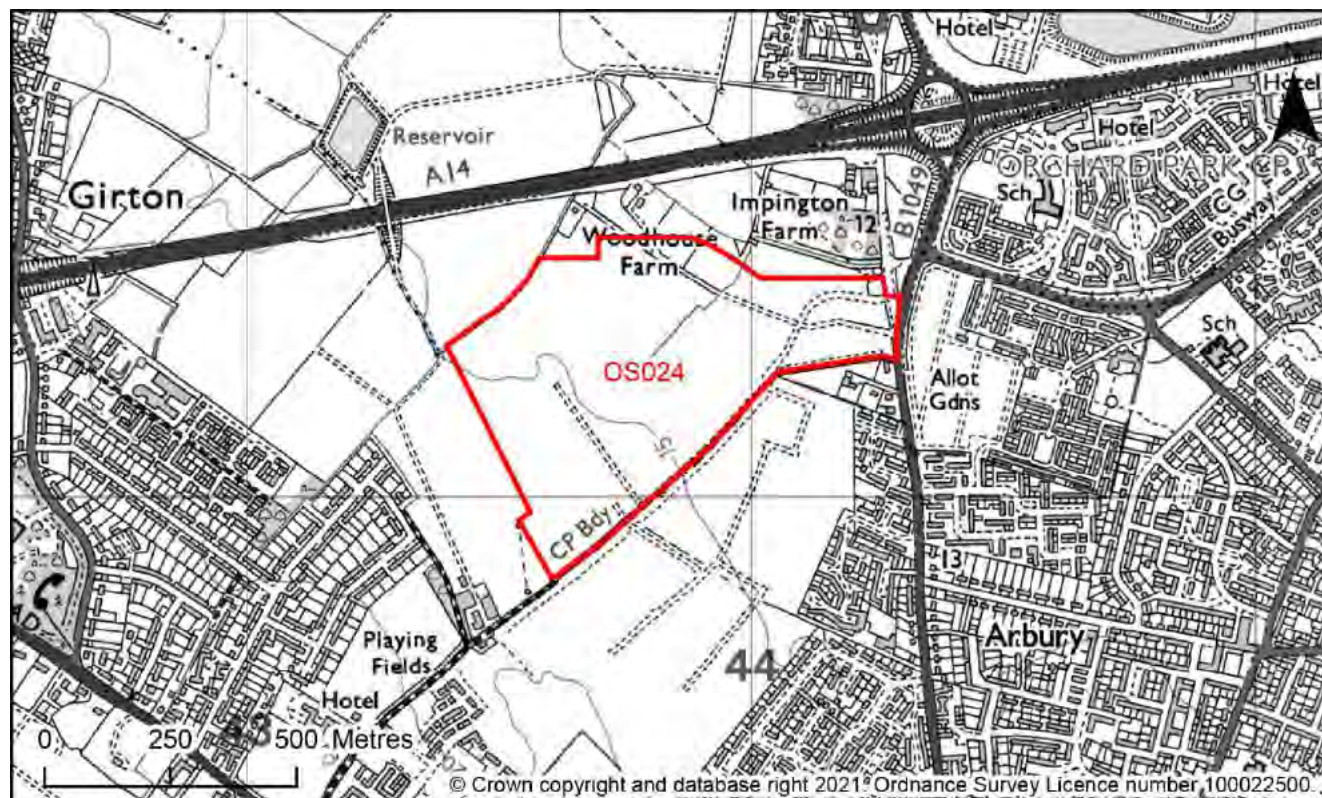


Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land between Huntingdon Road and Histon Road (SS/2), CB24 9NX

Site Reference: OS024

Map 299: Site description - Land between Huntingdon Road and Histon Road (SS/2)



## Site Details

Criteria	Response
Site area (hectares)	27.90
Parish or Ward	Girton CP; Impington CP; Castle
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Education, Public open space, Community facilities, Retail
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	1000
------------------------	------

## 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>Wholly within Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Partially within the Cambridge Greenbelt (10%)</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 28% lies in a 1 in 30 year event</p> <p>40% lies in a 1 in 100 year event</p> <p>45% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Wide views and local views are limited due to boundary vegetation and intervening built form. Development upon this site would have a negligible impact to the</p>

Issue	Assessment	Comments
		landscape character subject to landscape mitigation measures. A significant landscape buffer to be provided to the north and west of the site to ensure separation between Impington and Girton.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Consultation with Natural England would be required for more than 50 dwellings or industry/infrastructure over 1000m<sup>2</sup>. Histon Road SSSI is 115m south-east but is designated for geological reasons so impact may be unlikely. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Boundary watercourses, hedgerows and grassland margins may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as water vole. All applications should achieve 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy.</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 have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Significant archaeology identified by evaluation
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: 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	<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	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: 86% Grade 2; 14% Grade 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	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	-	<p>Parcel ID: AR4; AR5; AR6; AR8</p> <p>High; Moderate 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 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?	Planning permission granted for mixed use development of 1,593 homes and supporting uses on adjoining site in Cambridge. The site in south
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**

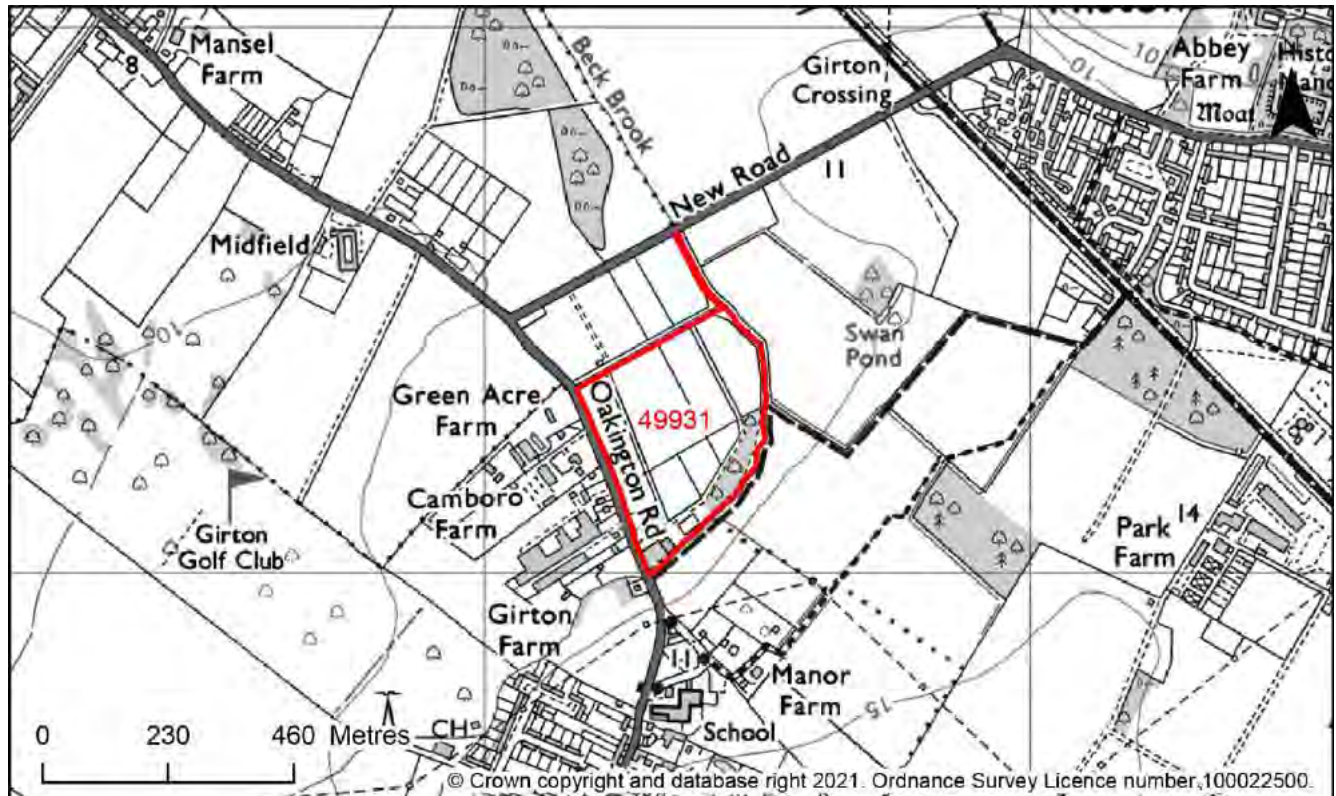
• Capacity and Delivery	• Response
• Estimated dwellings per hectare	• 36
• Estimated dwelling units	• 1000
• Estimated employment space (m <sup>2</sup> )	• -
• Estimated start date	• 6-10 Years
• Estimated annual build-out rate (pa)	• 120
• Development completion timescales (years)	• 11-15 Years



# Beckbrook, Oakington Road, Girton, CB3 0QH

Site Reference: 49931

Map 300: Site description - Beckbrook, Oakington Road, Girton



## Site Details

Criteria	Response
Site area (hectares)	10.08
Parish or Ward	Girton CP; Oakington and Westwick 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, Residential, Paddock
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, 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>	10-250

## 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
Flood Risk	<b>Red</b>	Flood zone: Wholly in Flood Zone 2  Partly in Flood Zone 3 (63%)  Surface water flooding: 3% lies in a 1 in 30 year event  20% lies in a 1 in 100 year event  80% 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

Issue	Assessment	Comments
		<p>Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is in a rural location outside the settlement framework of the village of Girton. Wide and local views are limited. Development upon this site would have a significant adverse impact upon the landscape character. It would be detached from the village of Girton and appear congruous with the existing settlement pattern.</p>
Biodiversity and Geodiversity	Green	<p>Unlikely to be any impact on designated sites and consultation with Natural England not required. Wooded copse, mature trees, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats (northern area of site) likely to be of low ecological value, although may support farmland bird populations. Buildings and trees may support roosting bats (if suitable). Water vole records for Beck Brook in south of site - appropriate buffer area likely to be required.</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 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 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: 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>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 New Road/Oakington Road junction has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway 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	<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>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: 56% Grade 2; 44% Grade 3  Watercourse 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: GI10; GI11  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	25
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 Manor Farm, High Street, Graveley, PE19 6PL

Site Reference: 40229

Map 301: Site description - Land at Manor Farm, High Street, Graveley



## Site Details

Criteria	Response
Site area (hectares)	3.67
Parish or Ward	Graveley 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, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25-50

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	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 100 year event</p> <p>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>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>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>

Issue	Assessment	Comments
		<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>The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. 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>Development throughout this site would have a significant adverse impact to the wide and local landscape character. It would be permanent, removal of open agricultural land, an encroachment into the countryside and an enlargement of the village of Little Shelford.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI.</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>There are several constraints - setting of Church; the brick southern boundary wall facing the farmhouse; the black (storage) barn to SE corner - a likely non designated heritage asset, but the impact could be mitigated.</p>



Issue	Assessment	Comments
Archaeology	Amber	Located in historic core of the east of the medieval parish church. Cropmarks also known 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> <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>Due to the site's rural location there is a risk this development will become car dominant and, therefore, not compliant with the NPPF. There is an existing major accident cluster located at the High Street/Toseland Road Junction 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	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to

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	Brownfield site, contamination expected, 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

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.

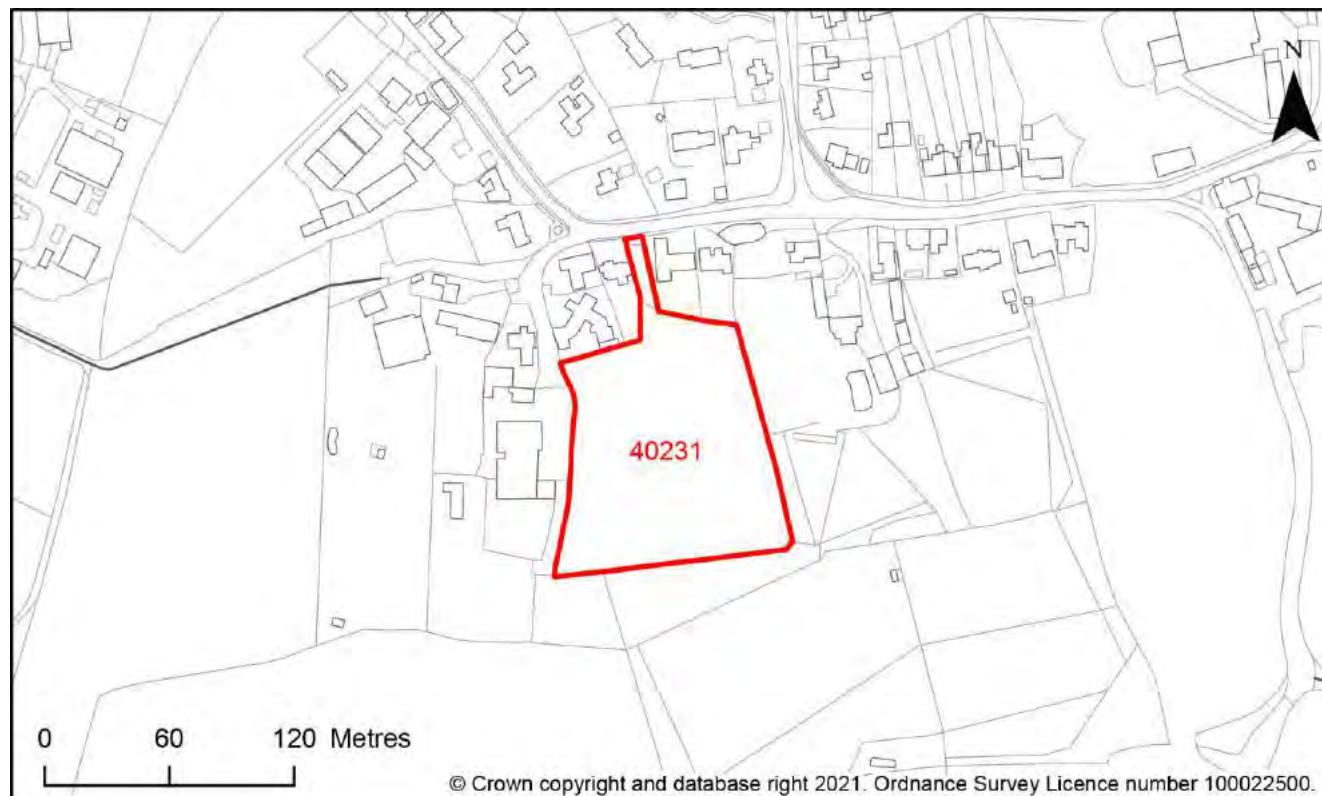
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
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 south of High Street, (R,O 72), Graveley, PE19 6PL

Site Reference: 40231

Map 302: Site description - Land south of High Street, (R,O 72), Graveley



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Graveley 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	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  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	Amber	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands  The site is atypical of the landscape character described by these character area types  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site is well enveloped by the surrounding village development and a reasonable candidate for backland development. Views into the site are possible and additional planting will be needed to ensure coverage of boundaries. Unit numbers might be out of context for this small village and reductions may be needed to ensure there is adequate space for landscape buffering along the various edges.
Biodiversity and Geodiversity	Amber	Potential recreational impacts on nearby SSSIs may need to be assessed. No other designated sites nearby. Boundary hedgerows and adjacent woodland

Issue	Assessment	Comments
		<p>may be Habitats of Principal Importance/priority habitats. Mature trees by boundaries may be of high ecological value. Otherwise habitats likely of low ecological value (arable). Ponds within 50m may support great crested newt. Mature trees may support roosting bats. 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	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 the historic core of the village with medieval earthenworks recorded 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> <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	Red	The proposed site does not to have a direct link to the adopted public highway. 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 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 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**

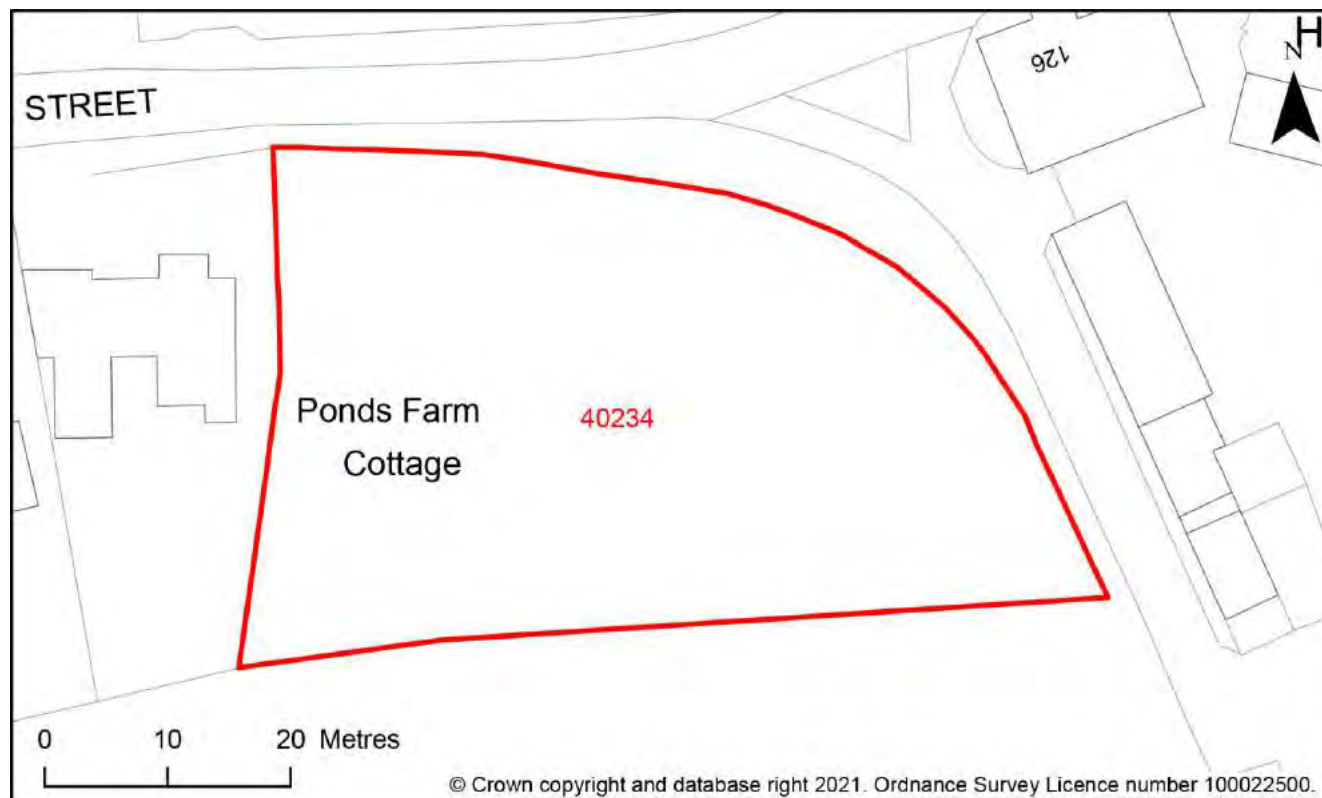
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land adjacent Ponds Farm Cottage, High Street, Graveley, PE19 6PN

**Site Reference: 40234**

**Map 303: Site description - Land adjacent Ponds Farm Cottage, High Street, Graveley**



## Site Details

Criteria	Response
Site area (hectares)	0.22
Parish or Ward	Graveley 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	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  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 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands  The site is atypical of the landscape character described by these character area types  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site is an open area between the main development area of the village and the adjacent Home Farm. Because the site is slightly elevated, some good views are available to the south, but are rapidly cut off due to vegetation surrounding fields further out. Development of the site would fill a gap between areas of development which, if done in a contextual and sensitive way could be positive. Boundary treatments would need to be strengthened.
Biodiversity and Geodiversity	Green	Recreational impacts on nearby SSSIs unlikely for low number of units and no other designated sites for nature conservation nearby. Unlikely to be Habitats of Principal Importance/priority habitats present, although

Issue	Assessment	Comments
		occasional mature trees may have high ecological value. Pond within 20m to north may support great crested newt and trees may support roosting bats (if suitable).  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	Within 100m of a Listed Asset  Development of the site could have a detrimental impact on the setting of Listed Home / Manor Farm which faces the site, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the southern edge of the historic village core
Accessibility to Services and Facilities	Red	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: 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 Inadequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		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	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	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.

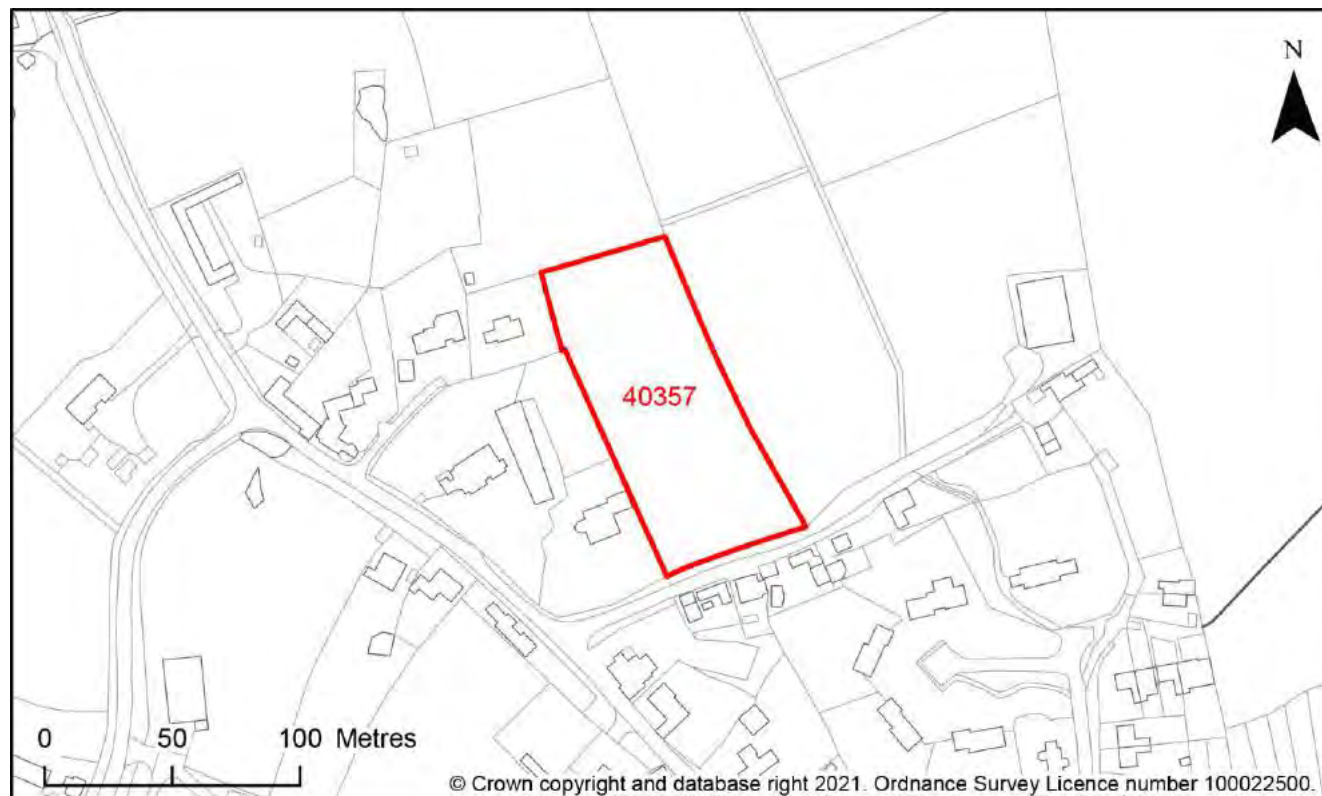
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	3
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 Church Lane, Graveley, PE19 6PW

Site Reference: 40357

Map 304: Site description - Land off Church Lane, Graveley



## Site Details

Criteria	Response
Site area (hectares)	0.68
Parish or Ward	Graveley 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	22

## 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: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands  The site is atypical of the landscape character described by these character area types  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site is a rectangular field off Church Lane on the northern side of Graveley outside and abutting the Village Development Framework. Views into and out of the site are constrained by the presence of the surrounding vegetation. Any development of the site should be kept contextual with surrounding development and would require landscape mitigation measures with sufficient space within the site for large species trees to be planted to eventually create a layered view of roofs and treetops.
Biodiversity and Geodiversity	Amber	All housing developments will require assessment of increased visitor pressure on nearby SSSIs. Trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and/or

Issue	Assessment	Comments
		<p>provide habitat for protected or notable species. Grassland diversity will need to be assessed. Pond within 25m may support great crested newt. 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	<p>Within 100m of a Listed Asset</p> <p>Possible combined impact with site 40229. Care is needed to ensure that scale and density of the development does not impact on the church.</p>
Archaeology	Amber	Located in the historic village core adjacent to the site of a medieval moat
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	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	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 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	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

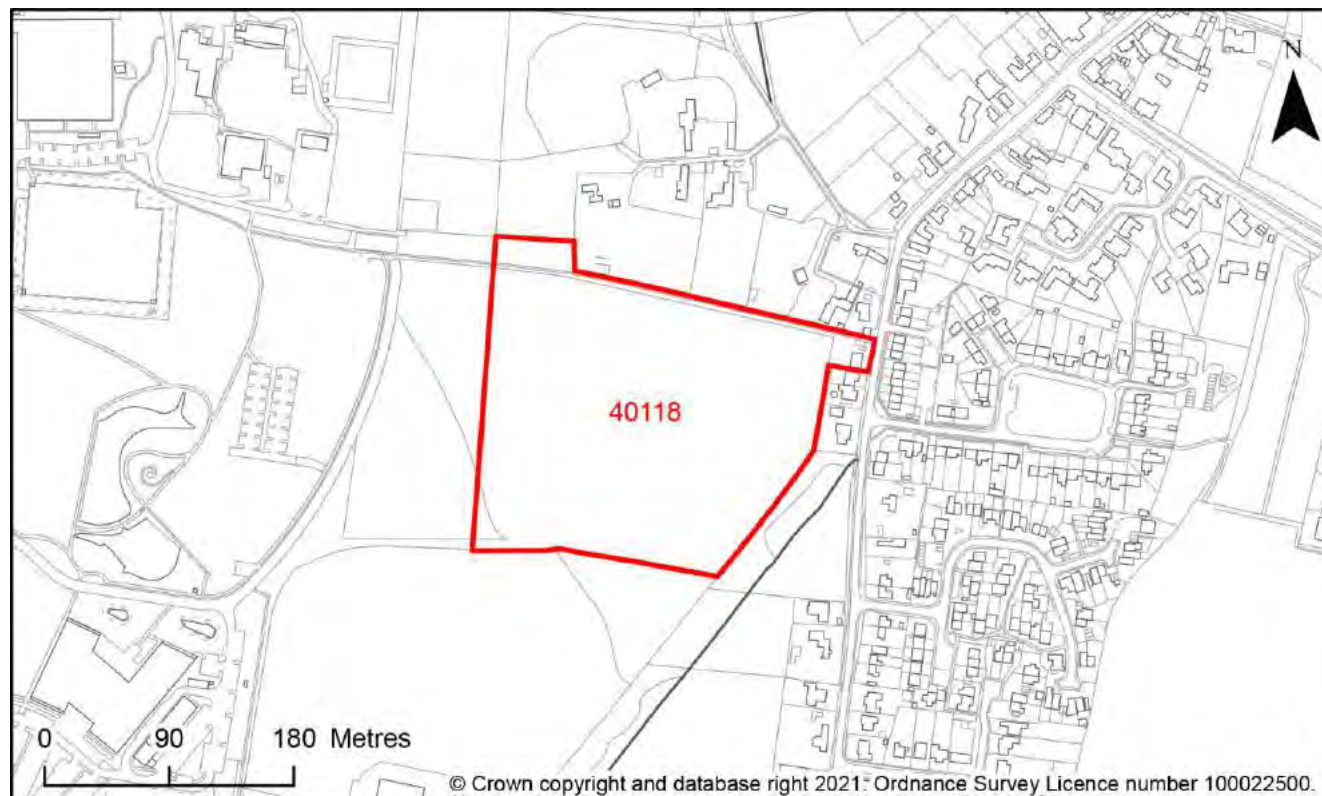
Development completion timescales (years)
---

0-5 Years
-----------

# Land west of High Street, Great Abington, CB21 6AE

Site Reference: 40118

Map 305: Site description - Land west of High Street, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	4.69
Parish or Ward	Great Abington 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
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	85

## 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  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. 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

Issue	Assessment	Comments
		<p>and wet woodlands, with lines of willows along the rivers.</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.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands</p> <p>The site is outside and abutting the development framework. Views of the site are limited from both the local and wider landscape due to surrounding vegetation and dwellings. But amenity views are high from the east. Following appropriate landscape mitigation works the site is capable of accommodating a development. The strong rural character is to be protected and retained, development to be offset from boundary with buffer planting.</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>
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 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	Located on south western edge of 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: 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 committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network.</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: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Electric overhead lines cross the site  Sewer runs along 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.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	In part, multiple planning applications for commercial development related to the wider site.
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.

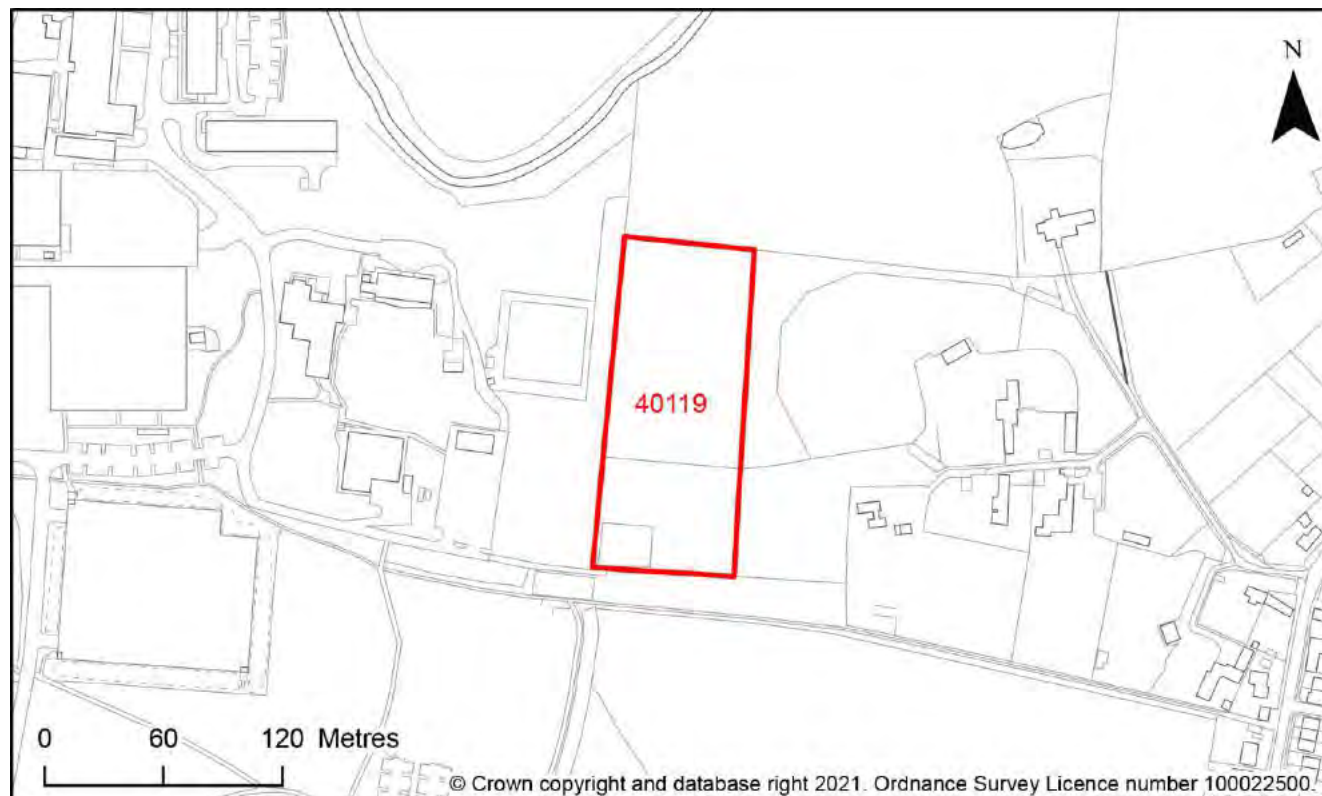
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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 adjacent to Abington Hall, Great Abington, CB21 6AE

Site Reference: 40119

Map 306: Site description - Land adjacent to Abington Hall, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker 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	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%)  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  National Character  The site lies within the 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 hangings 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 intimate than the open upland areas.  Local Character  At a local area the District Design guide locates the area in the 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. However the local landscape is also defined by the designed landscape of Abington Hall and Granta Park.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley</p> <p>The site forms part of the Abington Hall/Granta Park estate. The site is enclosed and views are likely to be limited to those to and from the north. However, this is a sensitive site. Some development may be possible but this is likely to be less than the 20 units stated. Any development will be dependent on the form scale and design of the development, and must avoid landscape impacts.</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. The site contains a large block of deciduous woodland which has been classified as priority habitat. The site also contains 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	<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>Within a Conservation Area</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>Amber</b>	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval activity.
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>

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: Less than or Equal to 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>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>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 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>Brownfield site, contamination expected, 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 2; 100% lies in an EA Source Protection Zone 3</p> <p>Electric overhead lines cross the site</p> <p>Sewer runs along the site</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?	In part, multiple planning applications for commercial development related to the wider site.
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)	0-5 Years

# Land on the north side of Pampisford Road, Great Abington, CB21 6AQ

**Site Reference: 40256**

**Map 307: Site description - Land on the north side of Pampisford Road, Great Abington**



## Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Great Abington 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	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



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	40

## 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>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands  The site is atypical of the landscape character described by these character area types though closely enclosed  Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands  The north, south and most of the eastern boundary are well vegetated. Some properties abutting the site to the east have lighter vegetation using timber panel garden fencing or in one case, open access. There are opportunities for further landscape buffer, and unit numbers must be low enough to retain TPO trees along

Issue	Assessment	Comments
		boundaries.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assesment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Boundary woodland and hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of 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	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 the setting of three listed buildings; however, the impact could be reasonably mitigated, depending on layout, scale and landscaping of the proposed scheme.</p>
Archaeology	Amber	Prehistoric activity recorded 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 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>100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Public Right of Way is on or crosses the site</p>

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
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**

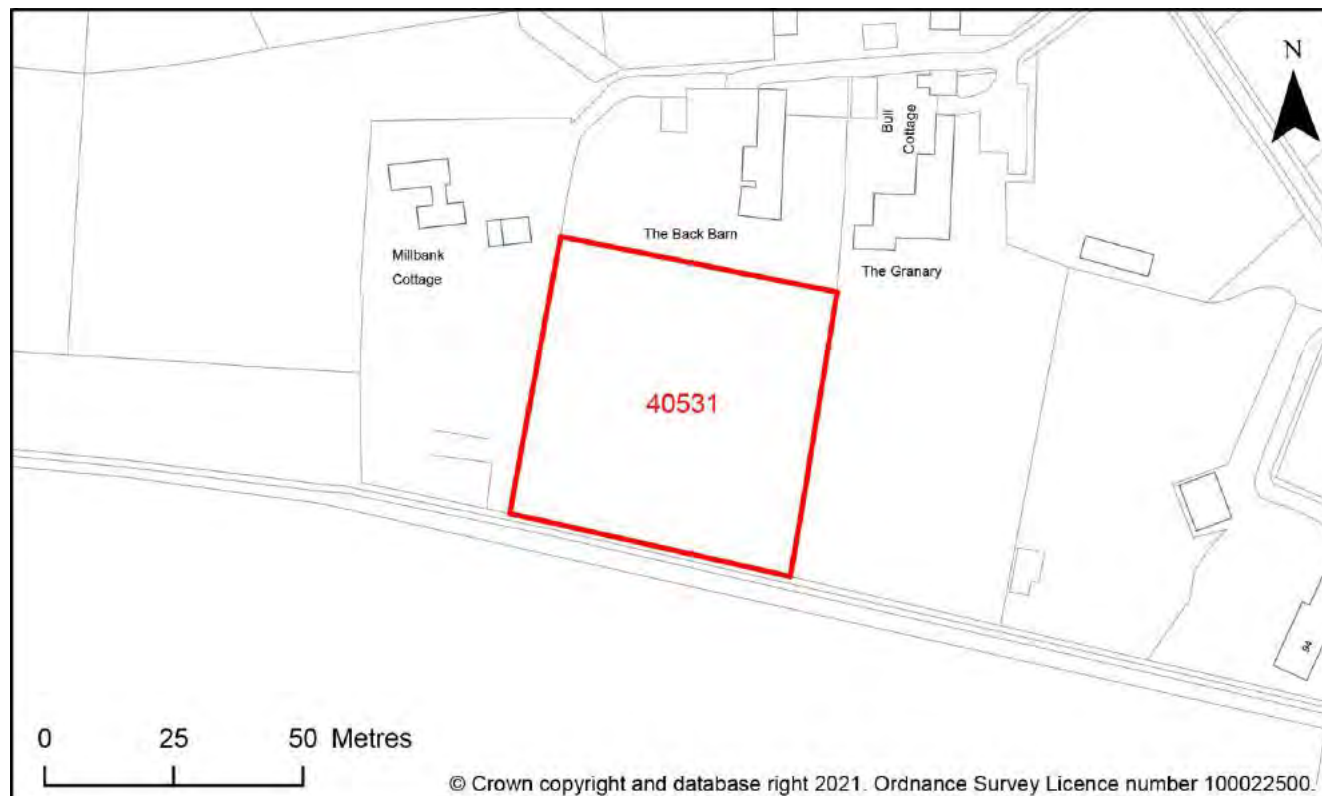
Capacity and Delivery	Response
Estimated dwellings per hectare	15

Estimated dwelling units	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 west of St Mary's Lane, Great Abington, CB21 6AE

Site Reference: 40531

Map 308: Site description - Land west of St Mary's Lane, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	0.30
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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	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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area Western Claylands  The site is atypical of the landscape character described by these character area types though closely enclosed  Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley  The site is a small field within the Hall Farm complex of buildings and constituting a piece of back land. It is unclear how access might be achieved on this site and this may impact on a TPO tree bank. The context of the immediate area suggest that the unit numbers may be too high for the site. The site is otherwise developable with little impact on views or character but is dependent on retention of trees, context awareness

Issue	Assessment	Comments
		and access.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and trees/wooded boundaries on site are likely to have ecological value and may qualify as Habitats of Principal Importance. 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>In this part of the conservation area, the built form comprises very individual buildings creating a small settlement or on their own. Any development of this site would need to take the character of the conservation area into consideration.</p>
Archaeology	Amber	Located in 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>



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	<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>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	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>100% lies in an EA Source Protection Zone 2; 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	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)	0-5 Years

# Land east of St Mary's Lane, Great Abington, CB21 6AE

Site Reference: 40532

Map 309: Site description - Land east of St Mary's Lane, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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
------------------------	---

## 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: Partly in Flood Zone 2 (7%)  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley  The site is a grass paddock in a rural location located to the west of the village of Great Abington outside the settlement framework. Wide views are negligible however, local views are high due to lack of boundary vegetation. Development upon this site would be detached from the existing settlement framework. However, with a sympathetic approach the significant adverse harm could be mitigated.

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 SSSIs. Housing developments above 50 dwellings would require consultation with Natural England. Grasslands, hedges and trees on site are likely to have ecological value and may qualify as Habitats of Principal Importance. 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>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The openness of this part of the village would make any development on this site difficult to implement without having a significant impact on the setting of the two grade II* listed buildings close by. In addition it would go against the built form of the village in this part of the conservation area which is generally to the east of the High Street. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in 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: 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>No possibility of creating a safe access.</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>	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 2; 100% lies in an EA Source Protection Zone 3</p>

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
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

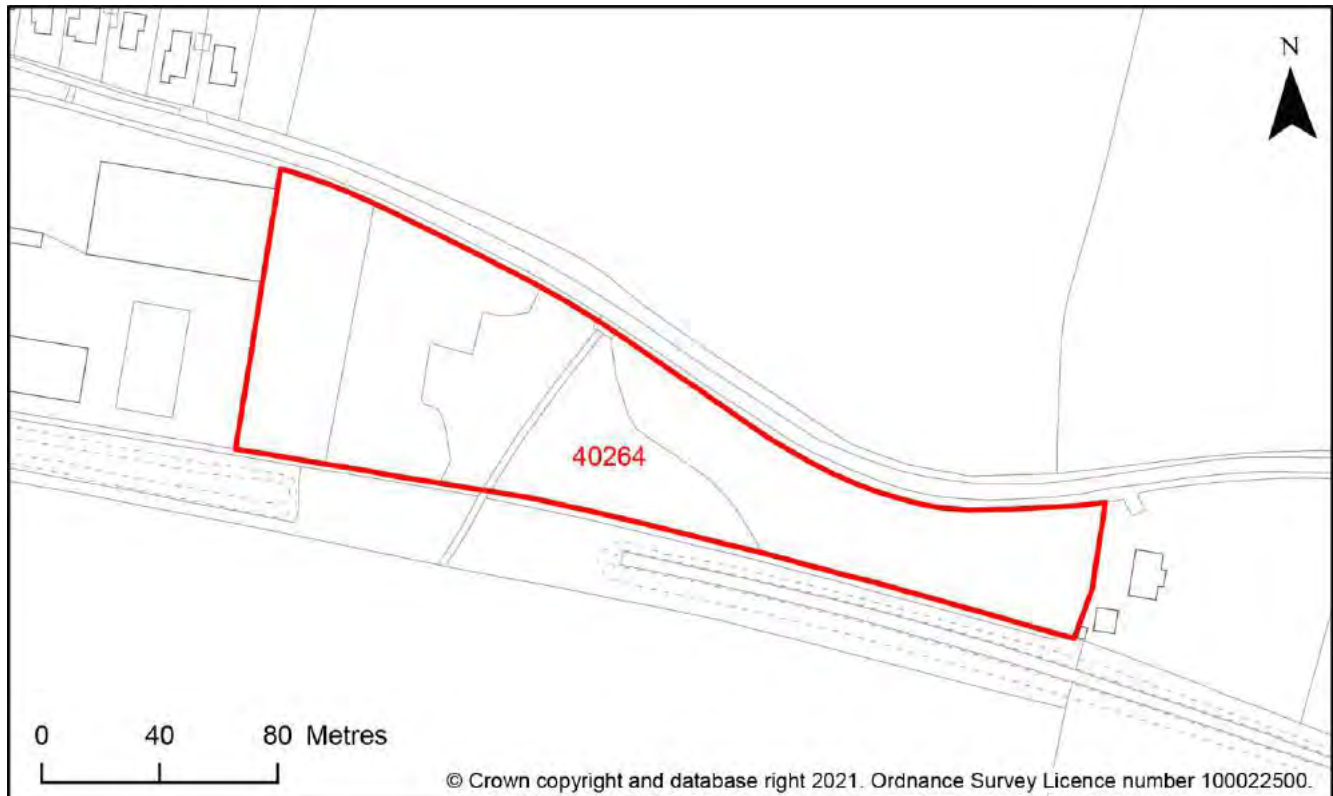


Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the east of Strawberry Farm, Pampisford, CB21 6AQ

**Site Reference: 40264**

**Map 310: Site description - Land to the east of Strawberry Farm, Pampisford**



## Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Great Abington CP; Hildersham 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	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 Inside or Partially within a Made Neighbourhood Plan
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 Western Claylands The site is atypical of the landscape character described by these character area types due to its overgrown state and semi-brownfield appearance. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands The site is a slim piece of land between Pampisford Road and the disused railway designated as a County Wildlife Site (CWS). Landscape impacts of development are likely to be low due to the developed nature of this area but would need to include a strong buffer with the CWS. Development to reflect the rural character of this 'exit' from the village area into the countryside.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All new housing developments will require assesment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Boundary woodland and hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of 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	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 has potential for significant harm to setting of listed buildings at 61 and 65 High Street; however, the extent of impact would depend on design and landscaping, particularly retention/removal of frontage hedge.
Archaeology	Amber	Prehistoric activity recorded 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 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>

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 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  100% lies in an EA Source Protection Zone 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
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 North of Pampisford Road, Great Abington, CB21 6BD

Site Reference: 40539

Map 311: Site description - Land North of Pampisford Road, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	11.79
Parish or Ward	Great Abington CP; Hildersham 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> )	-



<b>Proposed housing units</b>	135
-------------------------------	-----

## 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  2% 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 Western Claylands  The site is atypical of the landscape character described by these character area types  Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands  Development of this site would have a significant adverse effect on the setting of the village and altering the form of the village from a relatively compact linear village to a much larger village which loses any sense of linearity
Biodiversity and Geodiversity	<b>Amber</b>	Within 200m of a Wildlife Site  All new housing developments will require assessment

Issue	Assessment	Comments
		<p>of increased visitor pressure on nearby SSSI, and any residential developments 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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Whilst development here would extend the village there are no heritage assets that would be affected.
Archaeology	Amber	Prehistoric activity recorded in the vicinity including evidence for flint working 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 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: 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 development will have to consider the committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network.</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>98% lies in an EA Source Protection Zone 2; 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**

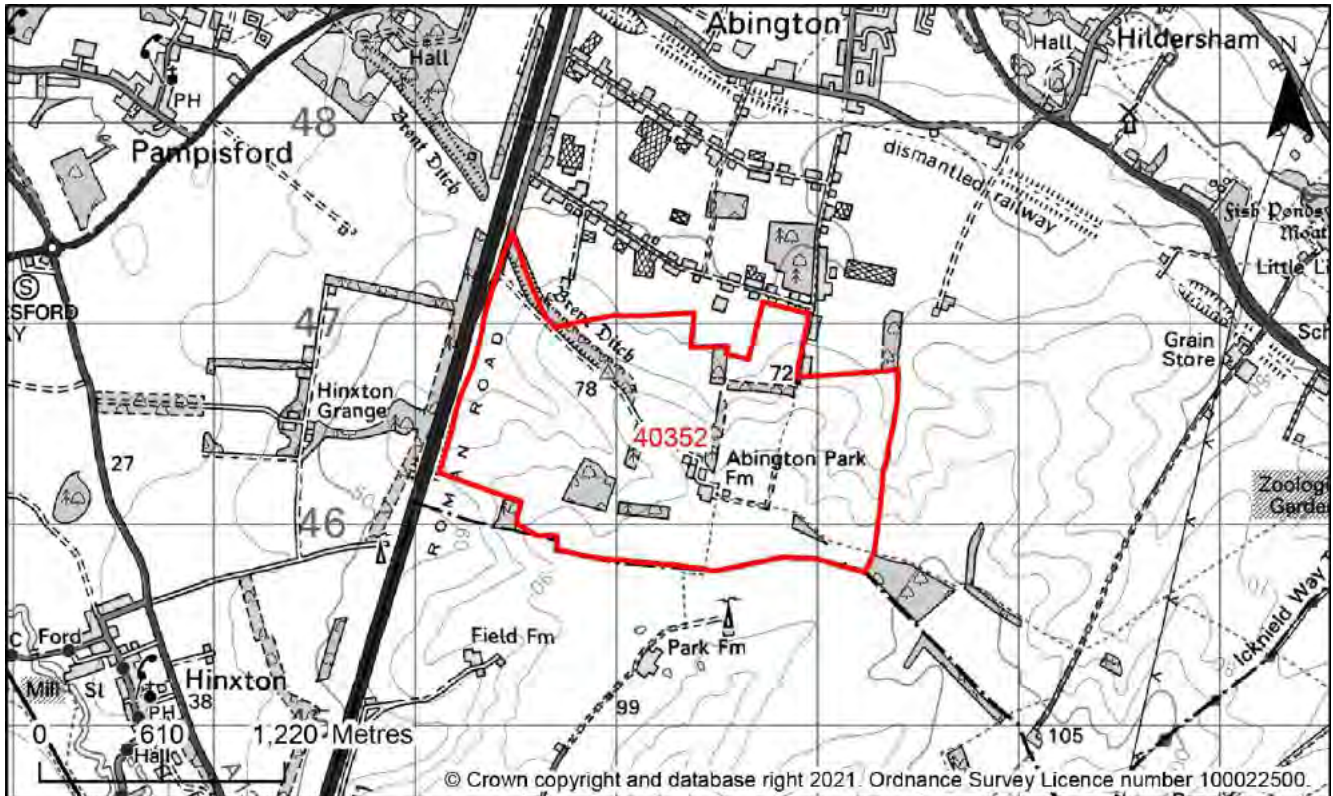
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	135
Estimated employment space (m <sup>2</sup> )	-

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

# Land between Great Abington and north of Great Chesterford, CB21 6AX

Site Reference: 40352

Map 312: Site description - Land between Great Abington and north of Great Chesterford



## Site Details

Criteria	Response
Site area (hectares)	234.97
Parish or Ward	Great Abington CP; Hildersham CP; Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Public open space, Community facilities
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1000

## 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 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 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is slightly atypical due to the topography being more densely rolling than gently rolling with dips and hilltops within and adjacent to the site. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The proposed development of the site, due to its intended size and existing rolling, elevated topography, must be considered as having a largely negative

Issue	Assessment	Comments
		<p>impact on the rural character of the area, and one which cannot be mitigated. Views extend from this site in all directions due to an elevated ridge that terminates at Bush Park Ancient Woodland as a hilltop feature. Views into and out of the site would be expansive, particularly to more elevated land to the west of the site. Footpaths follow the western, southern and eastern boundaries while additional footpaths traverse through the site to the south and east of the farm complex. Impacts on these receptors would be high.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments will require consultation with Natural England. Hildersham Wood SSSI is adjacent to south-east. The woodland supports rare barbastelle bat populations. Bush Park County Wildlife site and ancient woodland is in the centre of the site. It is highly unlikely that the full allocation could be accommodated without significant negative impacts on the designated sites, which would be likely to result in an ecological objection. However, a smaller site with a buffer zone to designated sites and alternative green space to reduce recreational impacts may be acceptable. Most of site likely to be of low ecological value (arable habitats) although may support farmland bird populations. Boundary hedgerows and drains and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Ponds and great crested newt records within site. Buildings may support bat roosts (if suitable). Developments will need to provide 10% net biodiversity gain to meet emerging local and UK Government 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>Site is not on protected open space designation. Any impact of the proposed development could be</p>



Issue	Assessment	Comments
		reasonably mitigated or compensated.
Historic Environment	Amber	Scheduled Monument on-site  Development of the site could have a detrimental impact on a scheduled monument but the impact could be reasonably mitigated.
Archaeology	Red	The Scheduled Monument Brent Ditch is located in the area. Numerous Bronze Age burial mounds are also recorded in the area.
Accessibility to Services and Facilities	Red	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: 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 Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.  No possibility of creating a safe access.
Transport and Roads	Amber	The site is in a rural location (although close to the proposed but not committed North Uttlesford Garden Village). Walking and cycling links to Great Abington need to be considered to access employment sites

Issue	Assessment	Comments
		<p>such as Granta Park and to connect to the existing walking/cycling network including the Linton Greenway. The site should also provide a sustainable transport link over the A11 to connect to Pampisford. In terms of the development's impact, capacity assessments will be expected at local junctions of the A11 and A505. The site will have to consider the outcomes of the ongoing A505 transport study which may limit the number of vehicle trips generated from 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 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>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 79% Grade 2; 21% Grade 3</p> <p>16% 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>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 5 - A11</p> <p>Capacity for growth</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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.

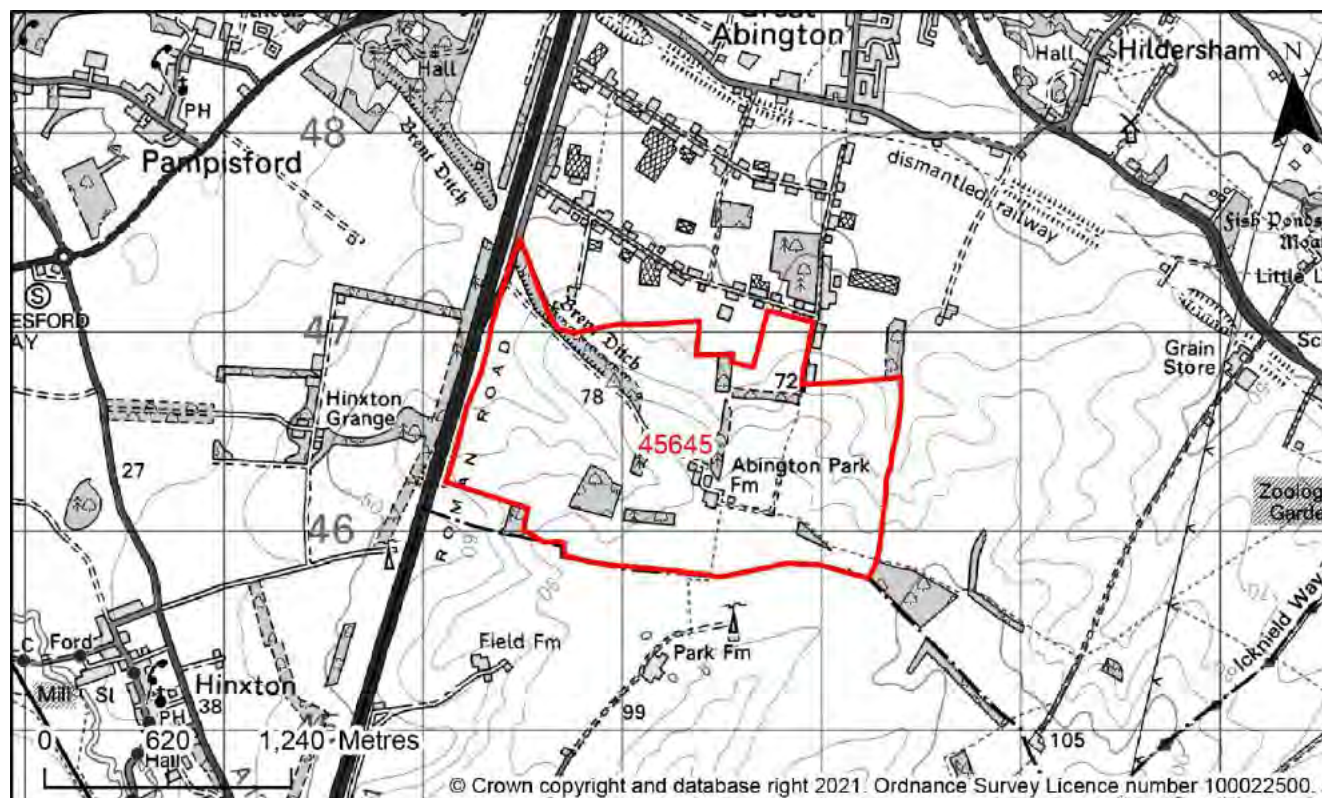
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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 to the south of Great Abington and north of Great Chesterford, CB10 1FE

Site Reference: 45645

Map 313: Site description - Land to the south of Great Abington and north of Great Chesterford



## Site Details

Criteria	Response
Site area (hectares)	235.92
Parish or Ward	Great Abington CP; Hildersham CP; Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Community facilities, Recreation and leisure
<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 Inside or Partially within a Made Neighbourhood Plan 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 100 year event 3% 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 - 7C: Linton Chalk Hills Development upon this site would have a significant adverse impact to the wide and local landscape character. Even with a significant reduction in residential units and landscape mitigation measures the harm would still be adverse. It would be

Issue	Assessment	Comments
		unacceptable, encroach into the landscape, urbanise the rural landscape, appear incongruous and permanent.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments will require consultation with Natural England. Hildersham Wood SSSI is adjacent to south-east. The woodland supports rare barbastelle bat populations. Bush Park County Wildlife site and ancient woodland is in the centre of the site. It is highly unlikely that the full allocation could be accommodated without significant negative impacts on the designated sites, which would be likely to result in an ecological objection. However, a smaller site with a buffer zone to designated sites and alternative green space to reduce recreational impact may be acceptable. Most of site likely to be of low ecological value (arable habitats) although may support farmland bird populations. Boundary hedgerows, drains and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Ponds and great crested newt records within site. Buildings may support bat roosts (if suitable). Developments will need to provide 10% net biodiversity gain to meet emerging local and UK Government 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>Scheduled Monument on-site</p> <p>Brent Ditch, a scheduled Anglo-Saxon earthwork is partly within the site. Abington Park Farm and Cottages</p>



Issue	Assessment	Comments
		are potentially related to a medieval manorial site and C18 park identified in the HER. Potential built and landscape NDHAs which should be assessed and retained within the development as appropriate. Suitable design, layout and landscaping is expected to overcome potential heritage constraints, but may preclude development of some of the site.
Archaeology	Amber	Located adjacent to a cropmark complex of probable prehistoric settlement, elements of which extend into 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> <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 proposed site does not to have a direct link to the adopted public highway. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	Requires significant new junctions onto the A11 and offsite highway works. Capacity issues at A505/M11/A11 and associated junctions. Need for new

Issue	Assessment	Comments
		<p>Passenger Transport provision with links to stations at Whittlesford Parkway (GCP masterplan) or Great Chesterford, and also GCP corridor 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 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: 79% Grade 2; 21% Grade 3</p> <p>16% 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>Public Right of Way is on or crosses the site</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.

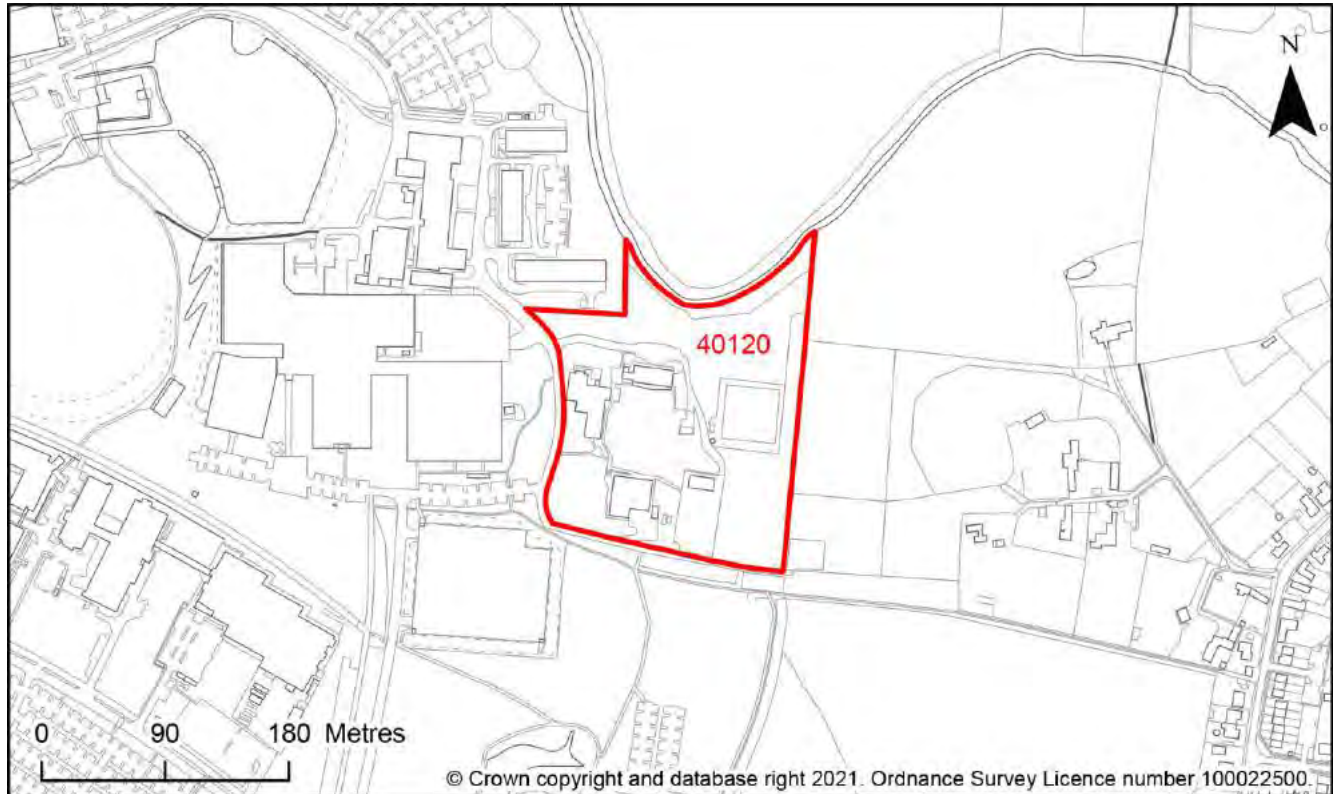
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	6
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

# Abington Hall, Great Abington, CB21 6AD

Site Reference: 40120

Map 314: Site description - Abington Hall, Great Abington



## Site Details

Criteria	Response
Site area (hectares)	3.34
Parish or Ward	Great Abington CP; Little Abington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing
Proposed employment floorspace (m <sup>2</sup> )	-

<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: Partly in Flood Zone 2 (14%)</p> <p>Partly in Flood Zone 3 (10%)</p> <p>Surface water flooding: 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 87 East Anglian Chalk</p> <p>District Area The Chalklands</p> <p>The site is atypical of the landscape character. Rather than an isolated farmstead the site consists of a hall and associated buildings detached from village settlement</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley</p> <p>Residential properties throughout the site in close proximity to the established Employment Area would be incongruous with the local landscape character.</p>

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. The sites northern boundary is adjacent to the River Granta CWS, which has been cited for being a major river not grossly modified, with concentrations of pollard willows. The site contains a large block of deciduous woodland and “additional habitats” which have been classified as priority habitat. The site also contains 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	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>Within a Conservation Area</p> <p>The development would be harmful to the setting of the Grade II* Abington Hall. 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	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval 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> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<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>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>The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network.</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 noise from nearby industrial/commercial activities 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>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
-------	--	----------

Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 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
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.

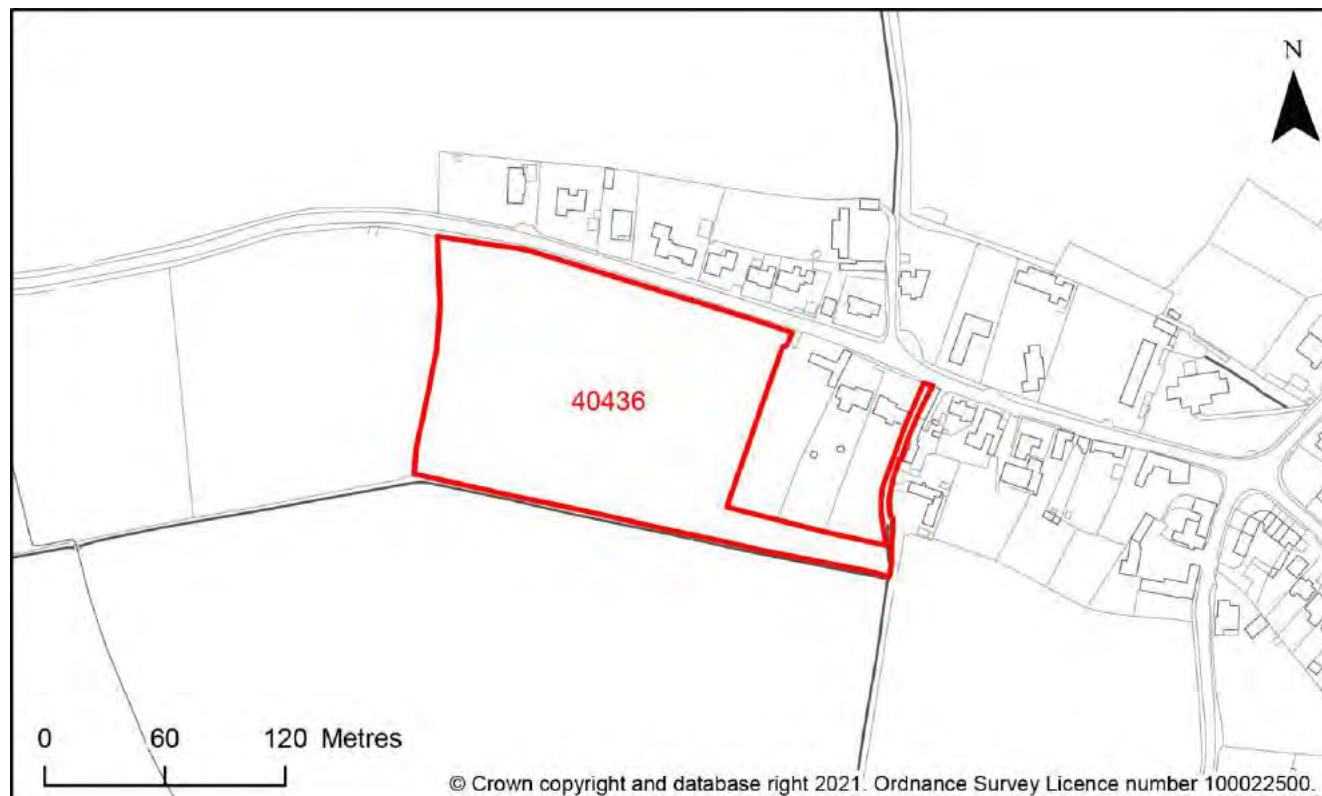
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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 south of Barley Road, Great Chishill, SG8 8SB

Site Reference: 40436

Map 315: Site description - Land south of Barley Road, Great Chishill



## Site Details

Criteria	Response
Site area (hectares)	2.09
Parish or Ward	Great and Little Chishill 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, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15-25



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
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	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 - 7F: Southern Chalk Hills  The site is located to the west of the village of Great Chishill, outside and abutting the settlement framework. Wide and local views are high due to gently undulating land and low lying hedgerows. Development upon this site would have a significant adverse impact to the settlement character and views. Residential units throughout the site would not reflect the existing linear pattern and encourage into the rural countryside.
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 red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and

Issue	Assessment	Comments
		<p>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>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a setting of heritage assets adjacent to the site, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Cropmarks show extensive activity of prehistoric and Roman date 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> <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>

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	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 2; 100% lies in an EA Source Protection Zone 3</p> <p>Public Right of Way is on or crosses the site</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:

**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	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 Lane, Great Chishill, SG8 8SJ

Site Reference: 47879

Map 316: Site description - Land off Hall Lane, Great Chishill



## Site Details

Criteria	Response
Site area (hectares)	6.21
Parish or Ward	Great and Little Chishill 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, Community facilities, Recreation and leisure, Retail
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	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  4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk  Local Character: The Chalklands  The site is generally typical of the character of mostly large-scale arable landscape of arable fields, but atypical of low hedges and few trees, giving it an open, spacious quality.  Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills  The site comprises three parcels of agricultural land outside of the Development Framework Boundary which are generally well contained character, becoming highly visible in the middle of the eastern boundary and some areas in the west. Preservation of the rural countryside character is important. Development of the entire site would change the linear character of the existing village. Development of the third parcel would infill and retain this existing character, parcel two may have development focussed along Hall Lane, and Parcel one may appropriately be developed behind residential development along Heydon Road. Buildings should be arranged in loose knit patterns facing the

Issue	Assessment	Comments
		street Landscape mitigation required.
Biodiversity and Geodiversity	Amber	<p>No likely impact on sites designated for nature conservation. Grassland, trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Nearby pond 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 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 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 smaller southern site has no heritage constraints. Development of the larger two sites could adversely impact the setting of the conservation area.</p>
Archaeology	Amber	Located in historic village core adjacent to a medieval moat
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	<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>This site is located in a rural location and is isolated away from any sustainable transport corridor. The site will more than likely be car dominated which is not policy compliant.</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>	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 2; 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 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**)**

<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?	6-10 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.

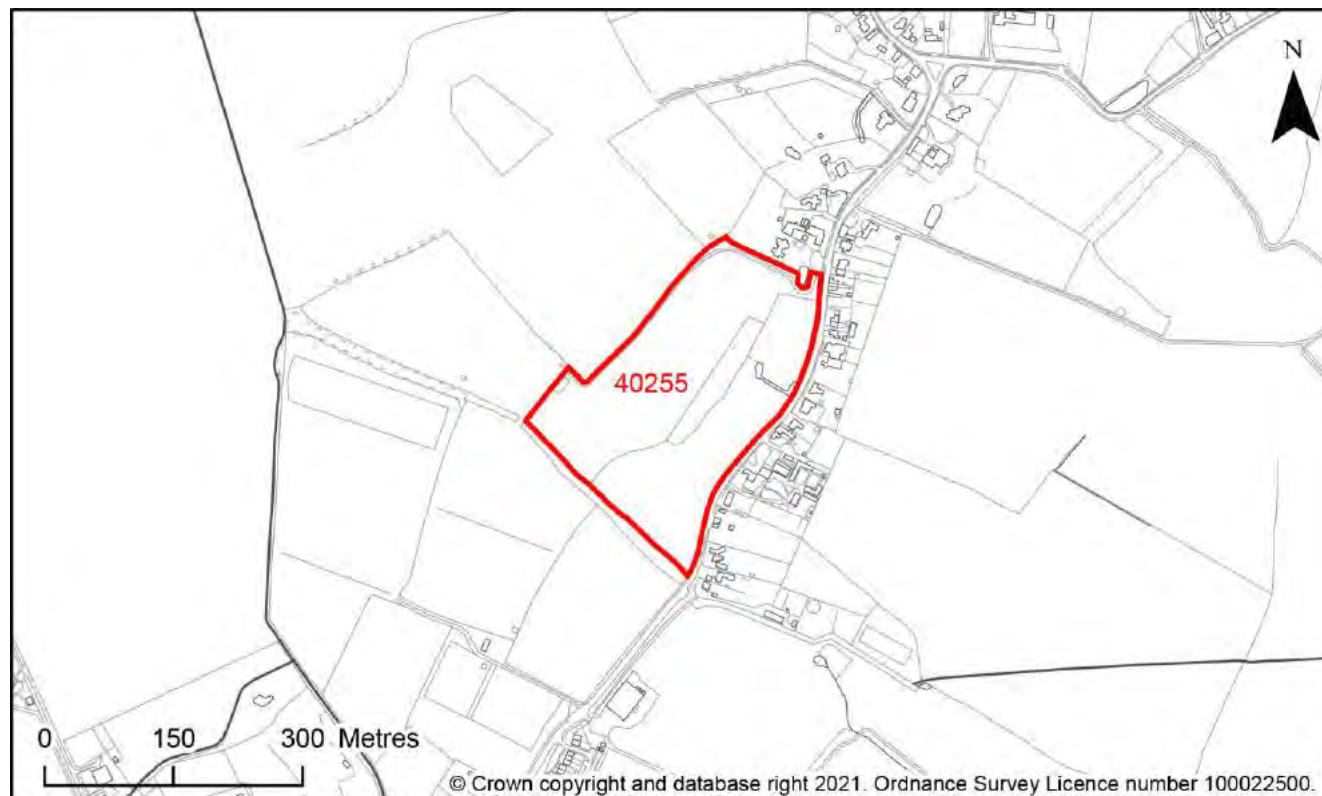
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	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 west of Chishill Road, Heydon, SG8 8PN

Site Reference: 40255

Map 317: Site description - Land west of Chishill Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	6.58
Parish or Ward	Great and Little Chishill CP; Heydon 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	31

## 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 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with rural character.  Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills  The site comprises three parcels of agricultural and pastureland. It is partly inside the Conservation Area and outside of the Development Framework Boundary, therefore in the countryside. Preservation of the rural countryside character is important. Developing the entire site would alter and change the existing character of Heydon. New development must reflect the form, scale, density and proportions of the existing vernacular with landscape mitigation.
Biodiversity and Geodiversity	Amber	Consultation with Natural England is unlikely to be required. No other designated sites nearby. Adjacent and boundary habitats including hedgerows, mature

Issue	Assessment	Comments
		<p>trees, woodland and ponds may qualify as Habitats of Principal Importance/priority habitat, may be of high ecological value and/or support protected or notable species. Ponds within or adjacent to the site 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>Site includes open field on opposite side of road which forms key element of setting of five listed buildings. Development would have major impact on this setting which cannot be reasonably mitigated.</p>
Archaeology	Amber	A possible medieval moated site is located 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> <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	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: 11% Grade 2; 89% Grade 3  100% lies in an EA Source Protection Zone 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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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	5
Estimated dwelling units	31
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

# Heydon End, 87 Chishill Road, Heydon, SG8 6PN

Site Reference: 47352

Map 318: Site description - Heydon End, 87 Chishill Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	1.44
Parish or Ward	Great and Little Chishill CP; Heydon 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	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8-16



## 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, and has however have a rural character.  Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills  The site is reasonably self-contained, with an open character in the north and east opening it up to its rural setting. The site is largely outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. Development in this location must reflect density and pattern of the existing village. Boundaries to be strengthened for landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected/notable species. Grassland quality will need to be assessed; likely to be of low ecological value. Buildings may support bat roosts and adjacent ponds may support great crested newt (if suitable). Mitigation/compensation likely to be possible although may affect allocation number. An application would need to demonstrate biodiversity net gain of at least 10% to meet local and national planning policy and emerging Government policy.</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 100m of a Conservation Area</p> <p>The proposed numbers of units on this long plot would be counter to the prevailing character of development here but the impact could be reasonably mitigated through a reduction in numbers.</p>
Archaeology	Amber	Located on the southern edge of the historic village core
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	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>94% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Public Right of Way is on or crosses the site</p>

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**

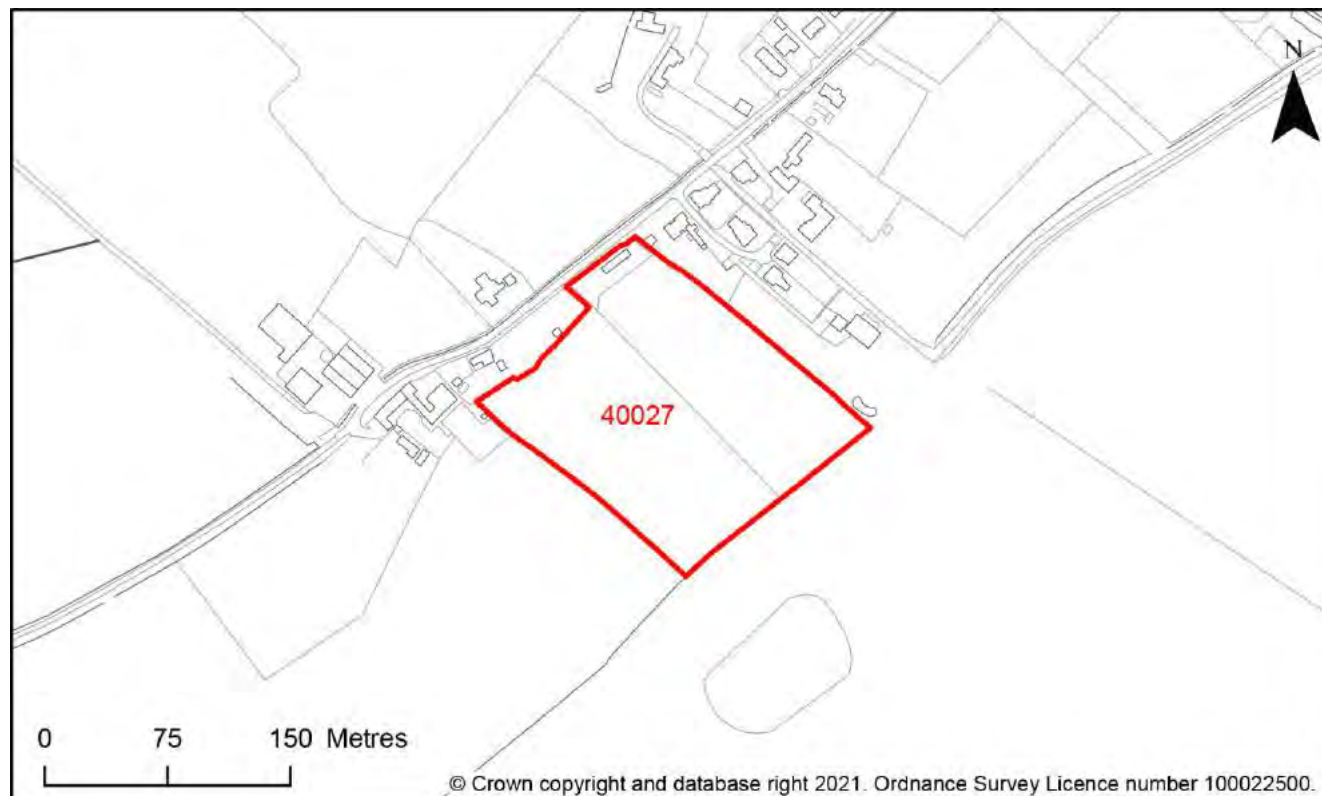
Capacity and Delivery	Response
-----------------------	----------

Estimated dwellings per hectare	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 south of Wimpole Road, Great Eversden, CB23 1HR

## Site Reference: 40027

Map 319: Site description - Land south of Wimpole Road, Great Eversden



### Site Details

Criteria	Response
Site area (hectares)	2.42
Parish or Ward	Great Eversden 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, Public open space
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	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 47% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area:: Chalklands Broadly typical  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Whilst there may be potential for very limited development along the road frontage and reflecting existing village character, views towards the site from Harlton Road at the western edge of Little Eversden are open and wide, and views from inside the site outwards will be expansive to the south. The site as proposed would result in significant negative landscape impacts.

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 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>There is no information submitted for the proposals for this site. Due to its large size it could affect the setting of the listed building at no. 15 Wimpole Road. 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	Cropmarks of prehistoric and Roman date 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 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>



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	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: 72% Grade 2; 28% Grade 3
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: GE5; GE4; OA9 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	11
Estimated dwelling units	26
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 Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40212

Map 320: Site description - Land off Chapel Road, Great Eversden



## Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Great Eversden 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-8

## 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  Partially within the Cambridge Greenbelt (99%)  Wholly within the Lord's Bridge Restricted Zone
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: Western Clayland. Broadly typical  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  The site is in in a transitional landscape between Claylands and Chalklands characters. The landscape impacts of the development are likely to be minimal due to the existing level of enclosure of the site; however, the development should be mindful of its very rural location and surrounding and consider reducing the numbers to retain the context of it surrounding character and to ensure adequate space for a suitable vegetation boundary treatment.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with

Issue	Assessment	Comments
		<p>Natural England regarding Eversden and Wimpole Woods SAC. 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	<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	Cropmarks of medieval or post medieval date 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 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	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 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	-	Parcel ID: GE2; GE1  Very High; High

Harm of Green Belt Release		
----------------------------	--	--

### **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	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 at Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40404

Map 321: Site description - Land at Chapel Road, Great Eversden



## Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Great Eversden 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	<p>Outside Development Framework</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Clayland</p> <p>Broadly typical</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is an enclosed field, outside Village Framework Boundary that has been used as a local recreation ground and open space adjacent to the Village Hall. It is well enclosed by managed hedge/hedgerows, intermittent trees and shares boundaries with existing residential developments as well as the Village Hall building. The landscape impacts of development are likely to be low, provided careful consideration is given to the rural character of the surrounding area and the provision of appropriate landscape mitigation measures to filter views from the</p>

Issue	Assessment	Comments
		surrounding landscape and neighbours.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments outside of existing settlement boundaries will require consultation with Natural England. Site is 1.5km from Eversden and Wimpole Woods Special Area of Conservation designated for rare barbastelle bats; habitats for this species and impact of lighting needs to be considered. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or 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	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 would have very significant impact on setting of listed village hall. Very sensitive design would be necessary to avoid unacceptable harm. The proposed Quantum suggested is unlikely to be achievable.</p>
Archaeology	Amber	Located in the historic core 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 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	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	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: GE2  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	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 of Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40443

Map 322: Site description - Land west of Chapel Road, Great Eversden



## Site Details

Criteria	Response
Site area (hectares)	1.21
Parish or Ward	Great Eversden 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20-50

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (98%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Clayland</p> <p>Broadly typical</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is well enclosed by hedgerows and intermittent trees along the western and southern boundaries. Landscape impacts are largely low in nature. Local views in and out are constrained by existing vegetation offsite. Contextual densities will be required to ensure any development fits in with the surrounding rural village context and allows for buffering vegetation to be utilised. The development must include landscape mitigation.</p>



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All residential development will require assessment of recreational pressure on nearby SSSIs. Any development is likely to require consultation with Natural England. Eversden and Wimpole Woods Special Area of Conservation is 1.4km south-west. The SAC is designated due to the presence of barbastelle bats; impact on this species will need to be considered and a Habitats Regulations Assessment may be required. Boundary habitats including hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, habitats are likely to be of low ecological value. Applications will need to achieve 10% measurable biodiversity net gain either on-site or off-site to meet emerging UK Government and 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>There are Grade II listed buildings to the north, south and east of the site. In addition, The Hoops and 1 Chapel Road are potential NDHAs. Development of the site has the potential to give rise to harmful impacts on the historically rural setting of these Heritage Assets; however, such impacts could be reasonably mitigated.</p>
Archaeology	Amber	Located in 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 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 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>Amber</b>	<p>Due to the site's rural location there is a risk this development will become car dominant and, therefore, not compliant with the NPPF.</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 Public Right of Way is on or crosses the site
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: GE2 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.

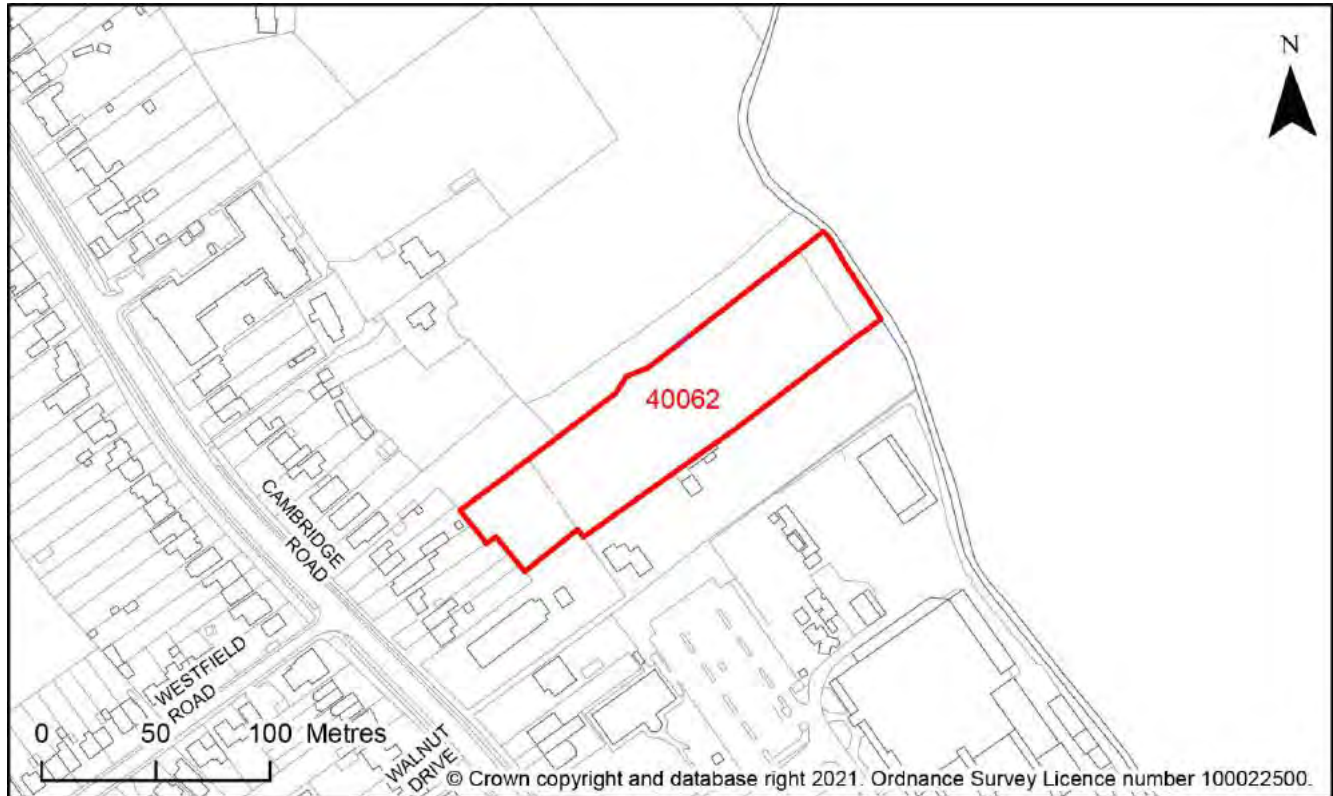
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	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

# 144 Cambridge Road, Great Shelford, CB22 5JU

Site Reference: 40062

Map 323: Site description - 144 Cambridge Road, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	0.85
Parish or Ward	Great Shelford 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	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure, Healthcare

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	25

## 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%)
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (4%)  Surface water flooding: 7% lies in a 1 in 100 year event  34% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. The site has a suburban/ rural character with landform and enclosure more closely associated with the pattern of development, rather than that of the nearby field which is more in character of the NCA and District descriptions of smooth rolling chalk hills and gently undulating chalk plateau. Villages in the area typically have strong historic linear forms typically abutted by fields or woodlands that contribute to the rural character of the area.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries

Issue	Assessment	Comments
		<p>Lowland Farmlands</p> <p>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 visual landscape impacts. However, the land forms part of the transitional area of enclosed fields between the village and the countryside beyond Hobson's Brook. Great Shelford has developed into a long ribbon development along Cambridge road with much of the transitional land degraded by encroaching development. It is considered, where pockets of this back land remains, it should be retained and not developed.</p>
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site includes areas listed as traditional orchard; however, aerial photography shows this has likely been unmanaged for some time. There are also 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>Within 100m of a Scheduled Monument</p> <p>Half the proposed 25 units or scenario B may be suitable. 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 adjacent to the Scheduled Monument, Roman settlement at White Hill Farm.</p>

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: 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	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>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>



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	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: GS1  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 mixed-use development is likely to be economically viable at an appropriate density.

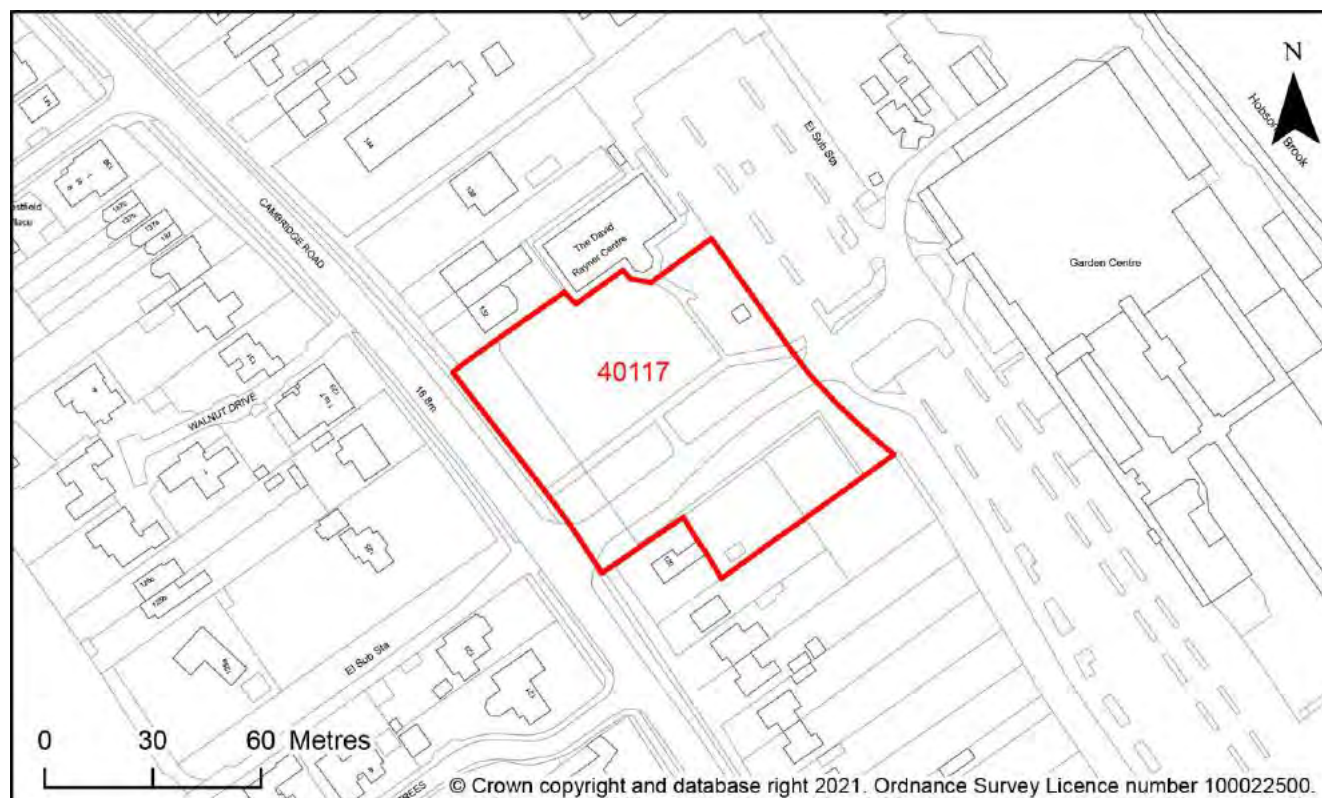
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	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 120 Cambridge Road, Great Shelford, CB22 5JT

Site Reference: 40117

Map 324: Site description - Land at 120 Cambridge Road, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	0.63
Parish or Ward	Great Shelford 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 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, Office, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<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>Amber</b>	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (96%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  11% lies in a 1 in 100 year event  25% 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 the built up area. The site, along Cambridge Road, follows a ribbon of development along both sides of the the road between Great Shelford and Cambridge and is characteristic of Suburban development of its time.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development would be limited to how the site might be accessed and into which use the development was being proposed. The mixed Residential/Employment use proposed would need to be considerate of existing

Issue	Assessment	Comments
		residential neighbours and sheltered from the busy car park and access of the garden centre. Development should seek to retain all existing large trees on and around the site as well as enhance tree planting.
Biodiversity and Geodiversity	Amber	<p>Within 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	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 assets nearby. 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 the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
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: 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>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 in regard to 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	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</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS2 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	19
Estimated dwelling units	12

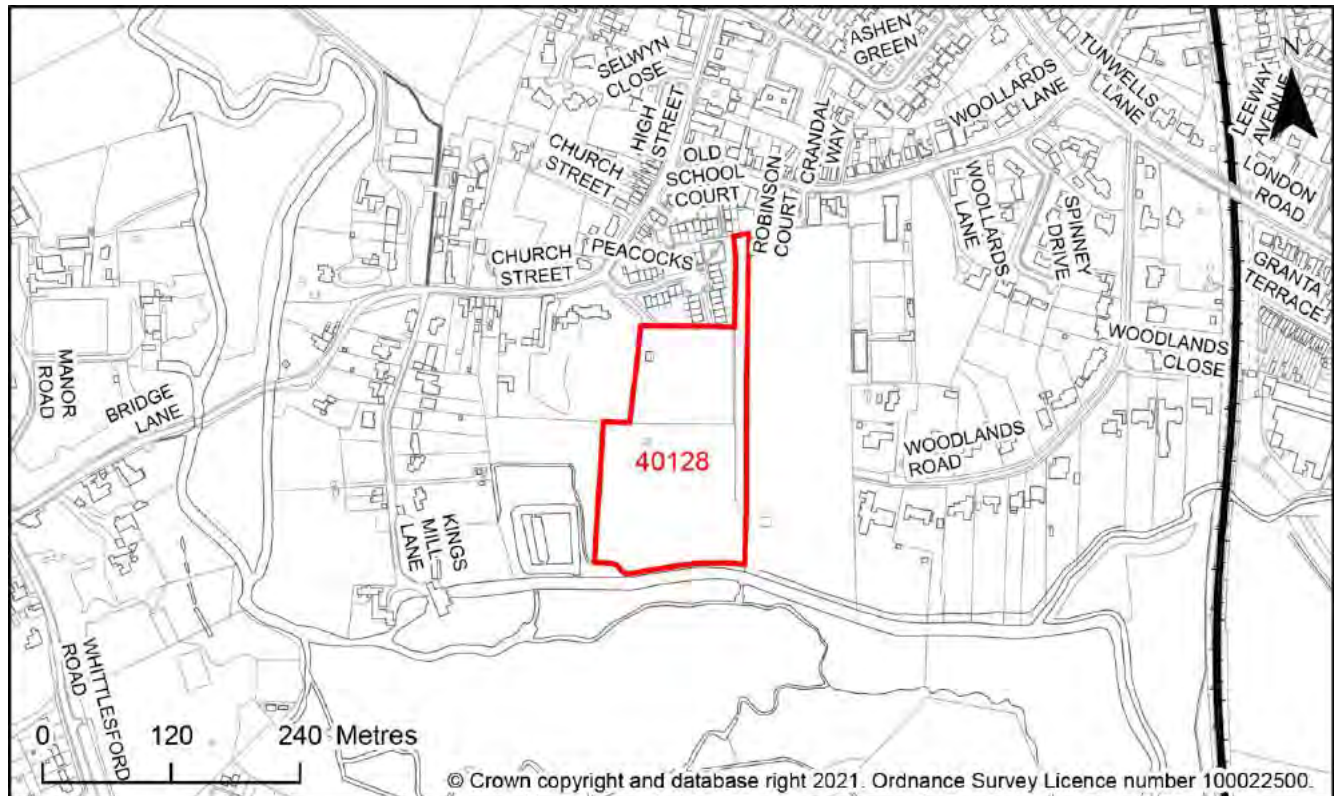
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Grange Field, Church Street, Great Shelford, CB22 5AT

Site Reference: 40128

Map 325: Site description - Grange Field, Church Street, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Great Shelford 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	Paddock/scrub
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, Recreation and leisure

<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  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (7%)  Partly in Flood Zone 3 (5%)  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  NCA 87 East Anglian Chalk  District Area The Chalklands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Wide views are negligible and local views are limited due to surrounding mature vegetation. Development would have a negative impact to the settlement character. typical landscape enhancement measures would include the following: existing trees to be both

Issue	Assessment	Comments
		protected and retained, new tree planting to be encouraged within the site to reflect the well treed characteristics, connectivity to the adjoining recreational fields to be encouraged and a rural approach required.
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. The site's southern boundary lies adjacent to the River Cam CWS which has been cited for is unmodified banks and frequent stands of pollard willows. The site contains a block of deciduous woodland which has been classified as priority habitat. The site also contains 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 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>This is a sensitive site in terms of possible impact on heritage assets and their 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 to the south east of the medieval parish church and adjacent to a moat likely to have originated in the medieval period.
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>

Issue	Assessment	Comments
		Distance to Healthcare Service: Less than or Equal to 720m
		Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 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: Less than or Equal to 1,800m
		Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m
		Good accessibility to key local services, transport, and employment opportunities
		Proposed development would not require delivery of accompanying key services
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>Potentially part of a cluster and, therefore, may require a cumulative assessment. Does not appear to abut Public Highway. 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	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% Urban
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: GS19  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	9
Estimated dwelling units	26
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 Chandos Farm, Cherry Hinton Road, Shelford Bottom, CB22 3FB

**Site Reference: 40141**

**Map 326: Site description - Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom**



## Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
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, Public open space



Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	22

## 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 (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	Red	NCA 87 The Chalklands  District Area The Chalklands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development upon this site would have an adverse impact to the settlement character. It would be over developed and not consistent with the existing settlement pattern of isolated large plots. Even with a reduction in residential units with landscape mitigation measures the impact would still be significant adverse and not respect the local character.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Site 140m from Gog Magog Golf Course SSSI, designated for calcareous grassland. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Habitats including woodland and boundary hedgerows may be Habitats of Principal Importance/priority habitat. Ecological value and quality dependent on existing habitat conditions. Potential for bat roosts 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	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 an area of extensive prehistoric 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 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: 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>

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	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	-	Parcel ID: RC9  Very High

Harm of Green Belt Release		
----------------------------	--	--

### **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.

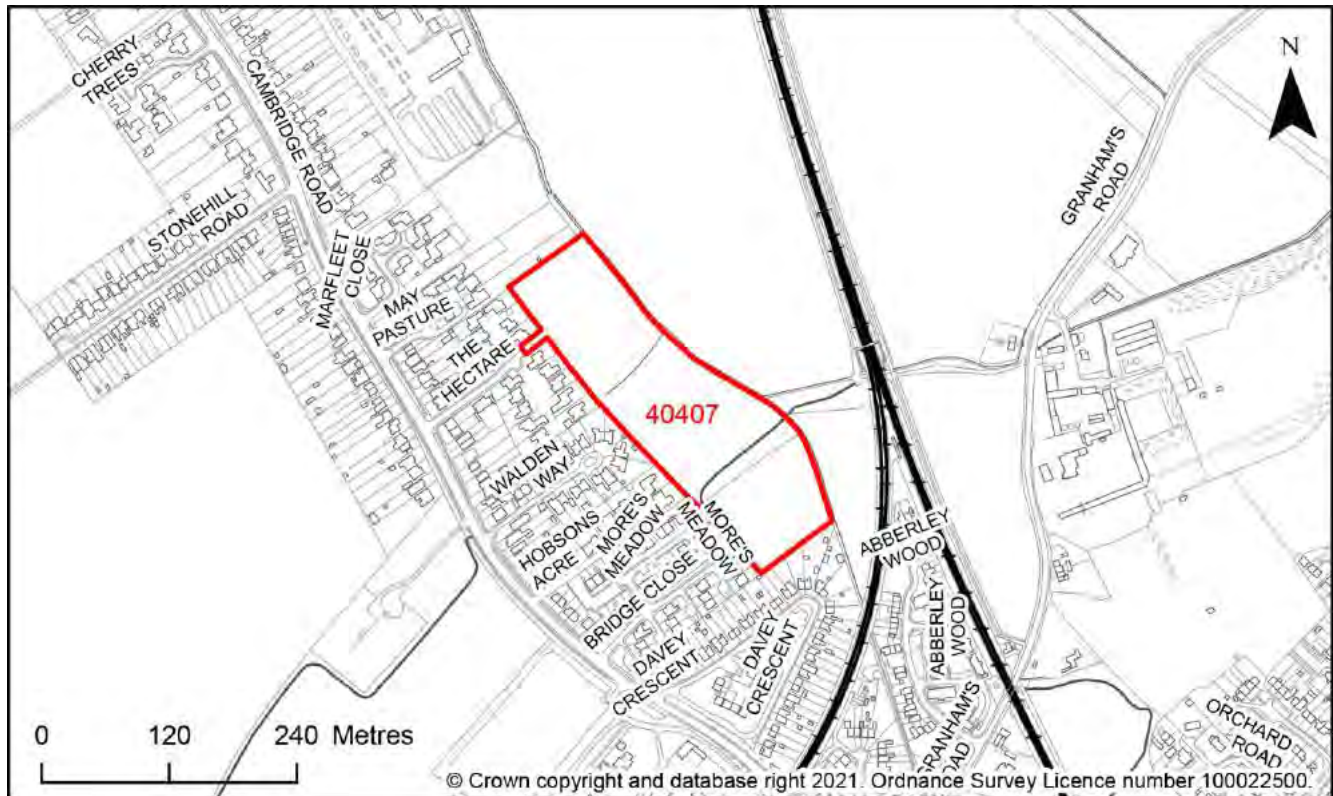
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	22
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 Northeast of More's Meadow, Great Shelford, CB22 5LS

Site Reference: 40407

Map 327: Site description - Land Northeast of More's Meadow, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	3.55
Parish or Ward	Great Shelford 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	Paddock/scrub
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	35
------------------------	----

## 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 (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%)  Surface water flooding: 7% lies in a 1 in 100 year event  52% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development on this site would essentially form a new village edge and encroach closer to the railway line and further out into the countryside. Preservation of the rural countryside character is important.. Development here would see a loss of the current allotments and potential reversion at the north end of the site. The

Issue	Assessment	Comments
		site of the current allotments would be transformed into housing and the land between the two proposed to be public open space/parkland. New developments must reflect the form, scale and proportions of the existing vernacular buildings of the area.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The eastern boundary of the site lies adjacent to the Hobson Brook (award watercourse) which will require survey and probable mitigation. I am aware of a population of water voles in the area and that there has been a recent outbreak of a schedule 9 invasive species within the brook at this location which will require assessment. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, 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 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	Green	Archaeological evaluation has identified limited archaeological remains
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>

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: 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>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	<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 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: GS4  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.

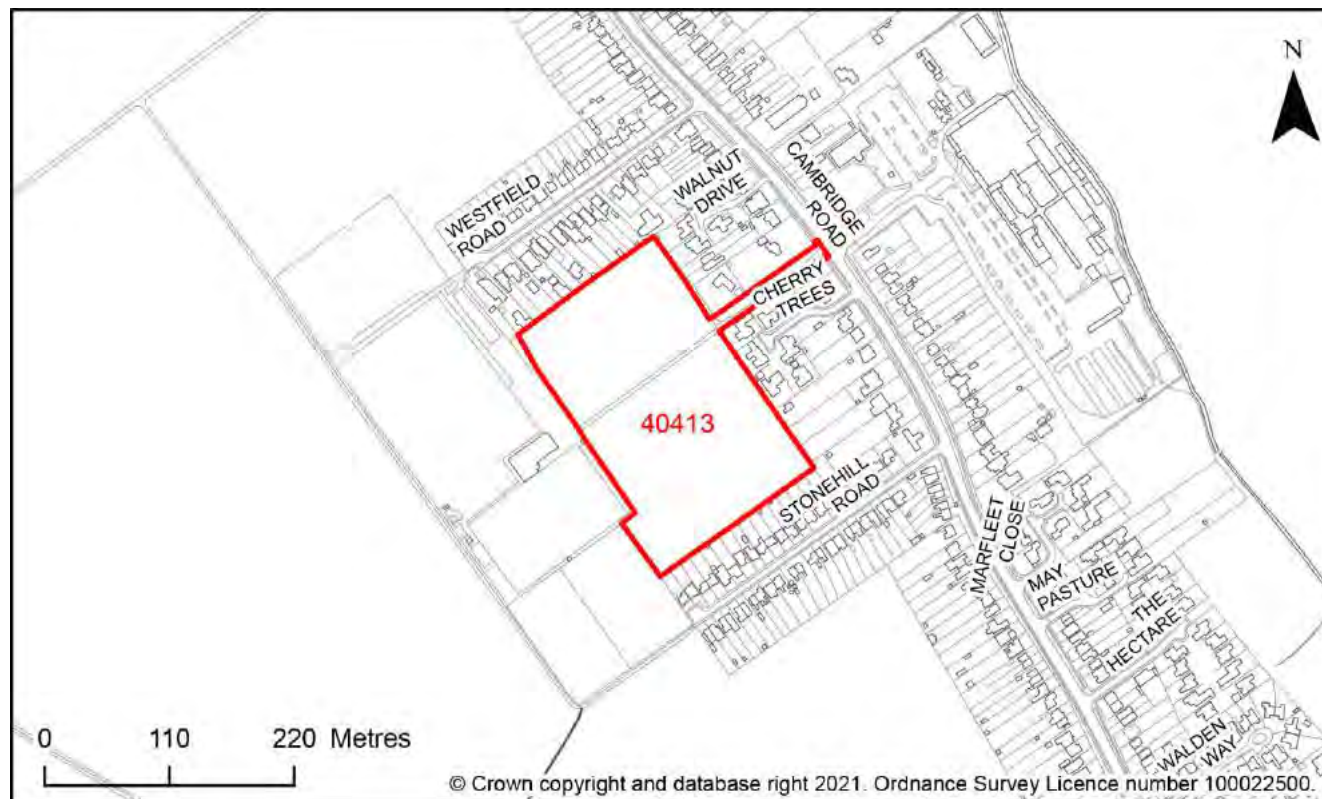
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
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 Cambridge Road, Gt Shelford, CB22 5JJ

Site Reference: 40413

Map 328: Site description - Land off Cambridge Road, Gt Shelford



## Site Details

Criteria	Response
Site area (hectares)	3.99
Parish or Ward	Great Shelford 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	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	120-150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
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	Amber	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is a grass field, within the Green Belt and located outside, but adjacent to the settlement framework. To the north, east and south are residential dwellings with car parking and grass pitches to the west. Beyond the rugby club are large open agricultural fields. Wide and local views are restricted due to boundary planting to the west; however, local amenity views are high particularly to the north, east and south. High density development upon this site would be unsympathetic with the existing settlement pattern and have a significant adverse harm particularly on the

Issue	Assessment	Comments
		edge of the village; however, with a reduction in residential units the harm would be lessened, subject to appropriate landscape mitigation measures
Biodiversity and Geodiversity	Amber	<p>Within 40m of Improved Landscaping</p> <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. Otherwise, site including arable habitats 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	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 the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
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>

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>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>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	<b>Amber</b>	<p>Need to consider new walking, cycling and Passenger Transport Infrastructure and links into 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	<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	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: TR5; GS25  Very 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**

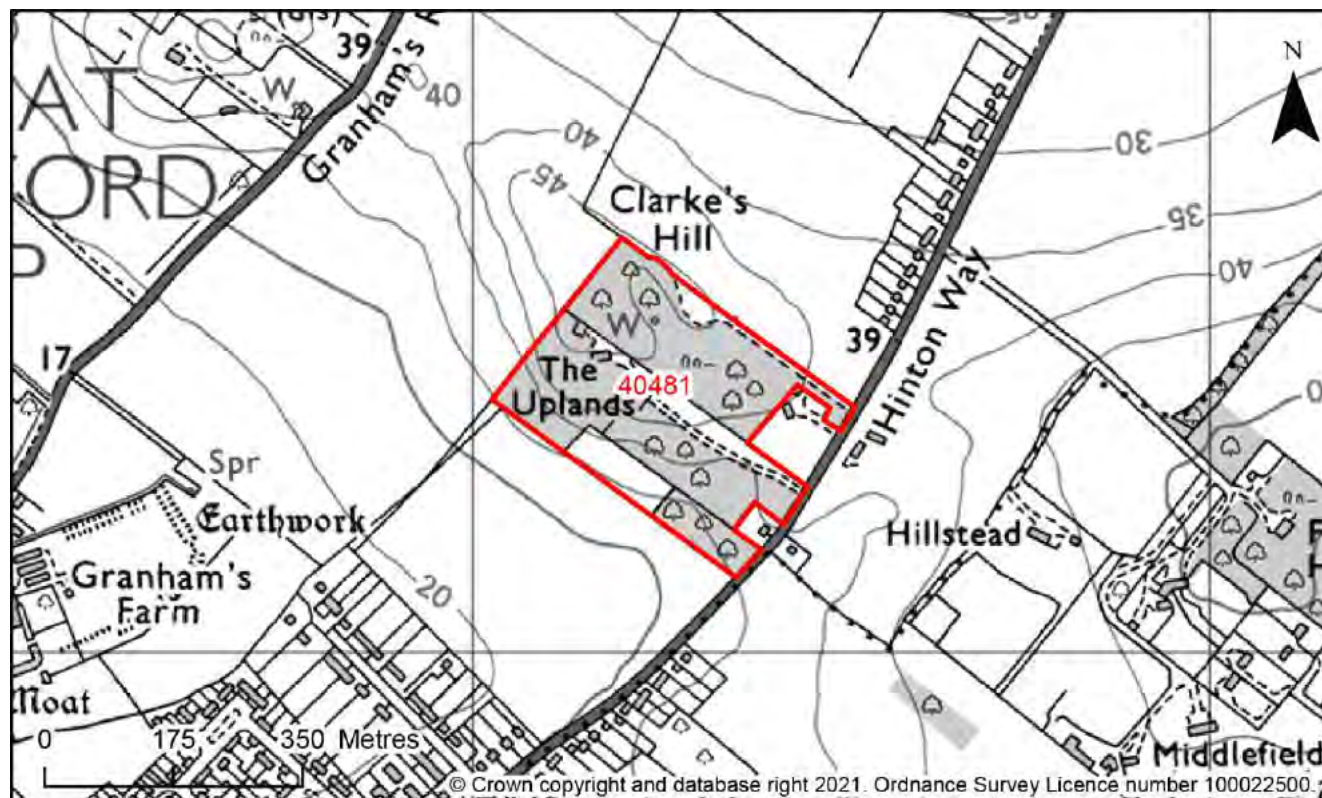
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	29
Estimated dwelling units	115
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Whitefields, Hinton Way, Great Shelford, CB22 5AN

Site Reference: 40481

Map 329: Site description - Land at Whitefields, Hinton Way, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	10.34
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Residential
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Specialist/other forms of housing



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	6

## 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>	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is atypical of the landscape character. the site is a woodland block surrounded by agricultural fields  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This is medium sized site located to the north east of the village of Great Shelford. Other than 2no. residential plots and Hinton Road to the east the site is bordered by large open agricultural fields. Wide and local views of the site are high but internal views are negligible due to mature vegetative cover within the

Issue	Assessment	Comments
		site. Development upon this site would have a significant adverse impact to the landscape character. It would be inconsistent with the existing landscape character and an urbanisation of the rural countryside.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Much of the site is covered in woodland and registered on the 2014 National Forest inventory, it is also visible on 2017 aerial photography. This habitat is likely to be classed as priority habitat. Other habitats within the site include grasslands, hedges, and wooded boundaries that are also 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	Could have harmful impact on views from Stapleford unless design and layout are informed by this issue.
Archaeology	Green	Previous archaeological evaluation identified no 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 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: 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: 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>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: 1% Grade 2; 99% Grade 3

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: GS7; RC12  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.

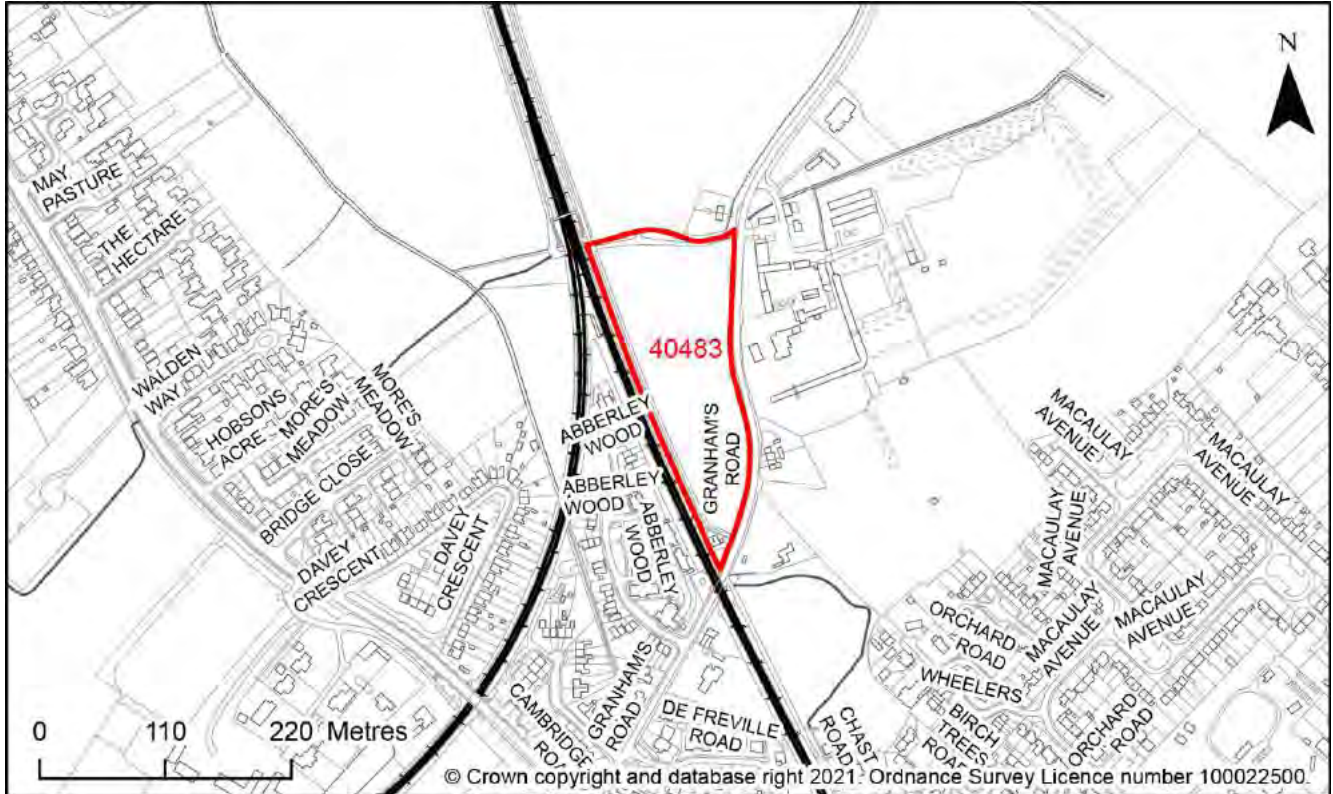
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	1
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 Granhams Farm, Great Shelford, CB22 5JX

Site Reference: 40483

Map 330: Site description - Land west of Granhams Farm, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	2.27
Parish or Ward	Great Shelford 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
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	<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: 15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Lies within 10m of a TPO</p> <p>NCA 87 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 - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Residential development upon this site would have a significant adverse impact to the settlement character. It would be urbanisation of the rural landscape and an encroachment into the countryside. Development would amalgamate both Granham's Farm with the settlement of Great Shelford and remove the existing small field typically found on the edge of the village. Even with a reduction in residential units harm would still be significant adverse and incongruous with the</p>

Issue	Assessment	Comments
		rural characteristics of Great Shelford.
Biodiversity and Geodiversity	Amber	<p>Within 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 buildings, 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 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>A small housing development would be possible on this land but consideration of the site's position at the entrance to the village from the north and the heritage assets nearby is needed.</p>
Archaeology	Amber	Located adjacent to a medieval moated site. Features of Roman date are also 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: 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>



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>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 railway noise (and possibly vibration) 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	-	<p>Agricultural Land Classification: 83% Grade 2; 17% Urban</p> <p>Public Right of Way is on or crosses the site</p>
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: GS5; GS6 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	13

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

# Land south of Granhams Farm, Great Shelford, CB22 5AE

## Site Reference: 40484

Map 331: Site description - Land south of Granhams Farm, Great Shelford



### Site Details

Criteria	Response
Site area (hectares)	24.61
Parish or Ward	Great Shelford 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
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	<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	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>8% 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 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>The site is located to the north of the village of Great Shelford and abutting the settlement edge and framework. Wide and local views are high particularly to the north and east of the site due to lack of vegetation and topography of the land. Development upon this site would have a significant adverse impact upon the existing landscape character and an encroachment into the rural countryside. Limited</p>

Issue	Assessment	Comments
		development may be possible with landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>Within 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, 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 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>The listed buildings on site are the only heritage assets likely to be affected by development here. The magnitude of that impact would depend largely on the scale, design and layout of development, and the location and configuration of access points.</p>
Archaeology	Amber	Extensive remains of prehistoric, Roman and Medieval date are recorded in 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 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: 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	Amber	<p>This development is located in a congested area of Cambridge. Recently, the Worts' Causeway GB1 and GB2 applications have highlighted the capacity issues faced at junctions around the Addenbrooke's area. The Addenbrooke's roundabout and other junctions are already operating over capacity. A high sustainable mode share will be essential. The Cambridge South Station and CAM should be considered. In addition to this, the applicant will have to consider capacity issues along the A1301.</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: 69% Grade 2; 8% Grade 3; 23% Urban
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: GS5; GS7; RC12  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
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.

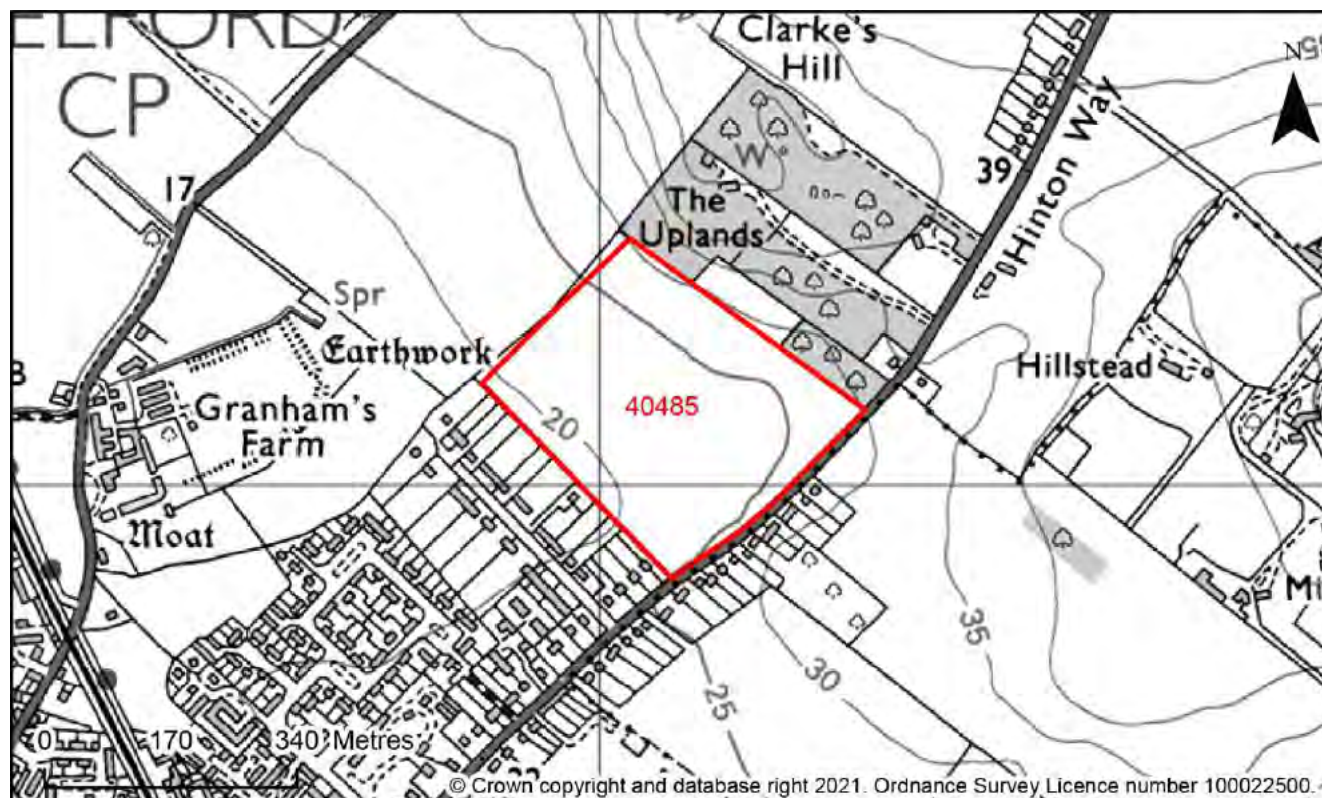
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	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 west of Hinton Way, Great Shelford, CB22 5AL

Site Reference: 40485

Map 332: Site description - Land west of Hinton Way, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	11.98
Parish or Ward	Great Shelford 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, Older persons housing, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	200

## 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 87 East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is located outside and abutting the existing settlement framework. Wide and local views are high due to lack of vegetation and topography of the land. Development upon this site would have a significant adverse impact upon the existing landscape character and an encroachment into the rural countryside. A significantly reduced scheme may be possible with mitigation.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping  All new housing developments will require assessment

Issue	Assessment	Comments
		<p>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. 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	Extensive evidence for prehistoric, Roman and medieval activity 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 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: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</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	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.  Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.  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: 48% Grade 2; 16% Grade 3; 36% Urban
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: GS7; RC12 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	17
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 at 6 Cabbage Moor, Great Shelford, CB22 5NB

Site Reference: 40503

Map 333: Site description - Land at 6 Cabbage Moor, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	0.35
Parish or Ward	Great Shelford 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	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build 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  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 11% lies in a 1 in 100 year event  48% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urbanised road between Trumpington and Great Shelford within a wider rural setting.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site comprises of a heavily treed rear garden of a dwelling on Cabbage Moor, off Shelford Road which is a ribbon development between Trumpington and Great Shelford. The site could be developed at a slightly lesser unit number (4) but development would severely alter the semi-rural character of the area on this urban edge site. If development were to go ahead a minimum of a 4m wide vegetated boundary should be retained and supplemented with new planting.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping  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 grasslands, wooded areas, cultivated 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	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 west of the Scheduled Monument, Roman settlement at White Hill Farm.
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: 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: 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>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>Amber</b>	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>	<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	14
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 Cabbage Moor, Great Shelford, CB22 5NB

Site Reference: 40529

Map 334: Site description - Land off Cabbage Moor, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Great Shelford 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 Rural Centre
Current or last use	Residential, Commercial/industrial
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	60-70

## 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  Partially within the Cambridge Greenbelt (96%)
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 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is located to the east of Great Shelford outside and abutting the village framework. Wide and local views are limited due to boundary vegetation and low lying topography.  High density development within this site would be incongruous with the existing settlement pattern of Great Shelford and an encroachment into the countryside. However, with a reduction in residential numbers the adverse harm would be reduced subject to landscape mitigation measures.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principal Importance. Buildings 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	Green	<p>Within 100m of a Scheduled Monument</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 adjacent to the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
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: 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: 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>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>	Site adjacent to industrial land. Potential for contamination, conditions required. Phase I likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
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</p>

		Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR3; GS1 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	39
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 east of Cherry Hinton Road and south of Worts Causeway, Cambridge, CB22 3BF

**Site Reference: 47648**

**Map 335: Site description - Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	13.36
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
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,

	Research and Development, Public open space, Hotel
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	380

## 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: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 11% 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 - 7B: Gog Magog Chalk Hills  Wide and local views are high due to lack of boundary vegetation and gentle rolling landscape. Development upon this site would have a significant adverse impact upon the landscape character and views. It would

Issue	Assessment	Comments
		appear would be an encroachment into the rural countryside, urbanisation of the rural landscape and permanent.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>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 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	Amber	No heritage assets within or adjacent to the site; however, it is located close to Local Plan Strategic Viewpoints 8 and 9, and between Viewpoint 7 and the historic centre, with potential to alter this view. Any harmful impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman activity.
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 2,000m</p>

Issue	Assessment	Comments
		<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	Amber	<p>Significant new highway infrastructure required along Worts' Causeway and at the junction with the A1307. Walking and cycling links to P&amp;R site and 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	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 agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3

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: RC6; OA5  Very High

### **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	380
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 east of Marfleet Close, Great Shelford, CB22 5JS

Site Reference: 47733

Map 336: Site description - Land east of Marfleet Close, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Great Shelford 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
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 Partially within the Cambridge Greenbelt (92%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%)  Surface water flooding: 3% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 88% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development within this site would be incongruous with the existing settlement pattern of Great Shelford. Any back land development such as this would impact on the linear development pattern of Cambridge Road, Shelford and would result in an encroachment into the countryside impacting on the landscape character of the area
Biodiversity and Geodiversity	Amber	Within Improved Landscaping  All residential developments will require consideration

Issue	Assessment	Comments
		<p>of recreational impact on nearby SSSIs. Boundary habitats including woodland, watercourse, trees 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	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	Located to the south of the Scheduled Monument, Roman settlement at White Hill Farm.
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: 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
		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: 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	-	Parcel ID: GS2; GS4  High; Low

Harm of Green Belt Release		
----------------------------	--	--

### **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	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

# The Davey Field, Cambridge Rd, Great Shelford, CB22 5JU

## Site Reference: 48063

Map 337: Site description - The Davey Field, Cambridge Rd, Great Shelford



### Site Details

Criteria	Response
Site area (hectares)	3.67
Parish or Ward	Great Shelford 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 Rural Centre
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	72-87

## 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>	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development upon this site would have a significant adverse impact to the settlement character. It would be an encroachment into the landscape, permanent and an urbanisation of rural landscape particularly as it protudes westward beyond the current development framework at the western end of Westfield Road. Landscape mitigation measures would do little to reduced the harm to the rural landscape character.
Biodiversity and Geodiversity	<b>Amber</b>	All residential developments will require an assessment of recreational impact on nearby SSSIs. Hedgerows may qualify as Habitats of Principal Importance/be of



Issue	Assessment	Comments
		<p>high ecological value. Otherwise site likely to be 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	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	Previous evaluation within the southern part of the site identified features of Iron Age date.
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 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>

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>Amber</b>	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.  Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.  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 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	-	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: TR5; GS25  Very 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	24
Estimated dwelling units	87
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

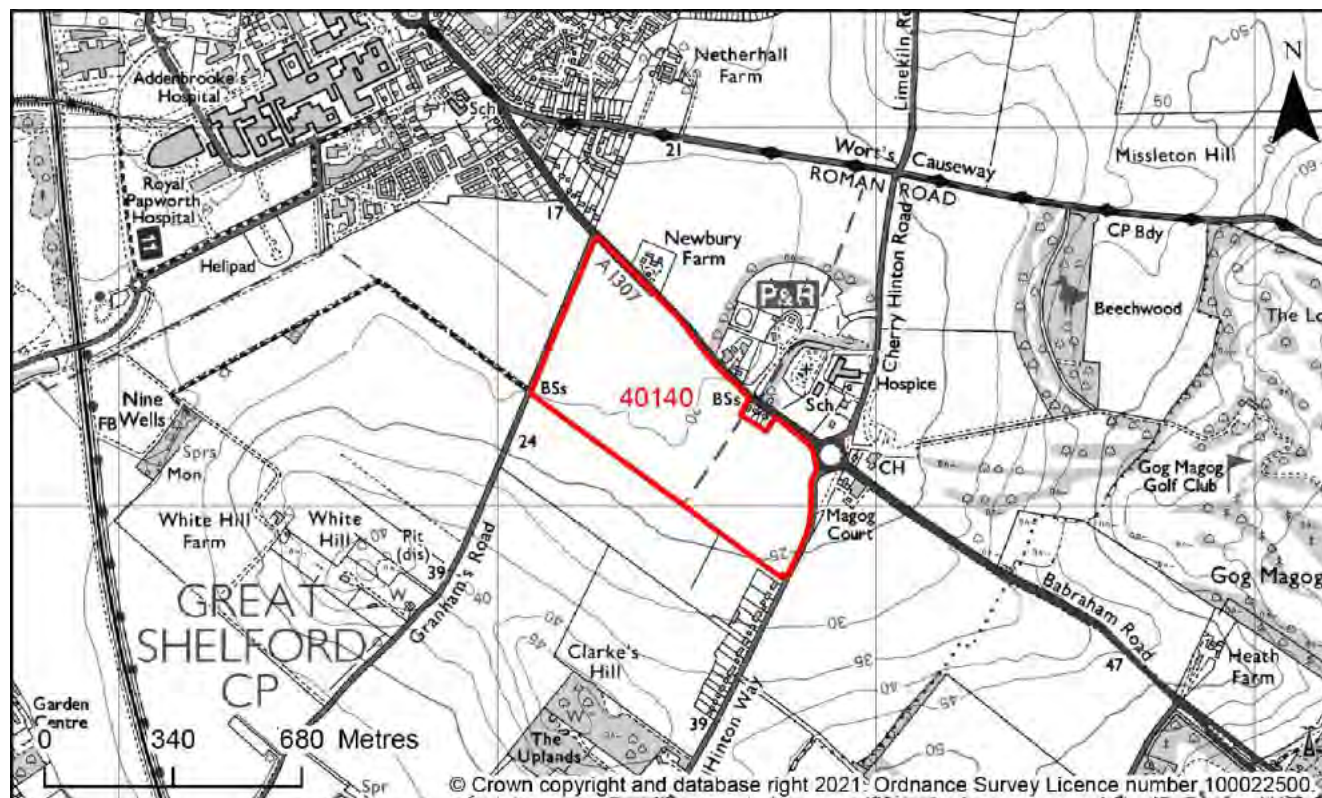
Development completion timescales (years)
---

0-5 Years
-----------

# Land south of Babraham Road, Shelford Bottom, CB22 3AY

**Site Reference: 40140**

**Map 338: Site description - Land south of Babraham Road, Shelford Bottom**



## Site Details

Criteria	Response
Site area (hectares)	29.85
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
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> )	-

<b>Proposed housing units</b>	880
-------------------------------	-----

## 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 (2%)  Partly in Flood Zone 3 (2%)  Surface water flooding: 5% 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 on the southeast edge of the city is a typical example of NCA 87 where the arable fields sweep down to a fringe area of flat land and the urban edge.  District Character Area: Chalklands landscape character area.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development of the field would push the urban edge of

Issue	Assessment	Comments
		the city to Hinton Road and far beyond the current urban edge of the city as well as produce an isolated development. Development would significantly alter and weaken the strong dividing edge between urban and rural landscape and create significant harm to the landscape character and setting of the city.
Biodiversity and Geodiversity	Green	<p>Within 200m of a SSSI</p> <p>Within Improved Landscaping</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.</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 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. Extensive late prehistoric and Roman archaeology as also known in 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 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: 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 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. In addition, lighting impacts from the adjacent Park and Ride site will need to be considered.
Air Quality	Green	Next to Babraham Road Park and Ride therefore lower traffic impact on AQMA. 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	<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: RC12; RC10  Very High

#### **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.

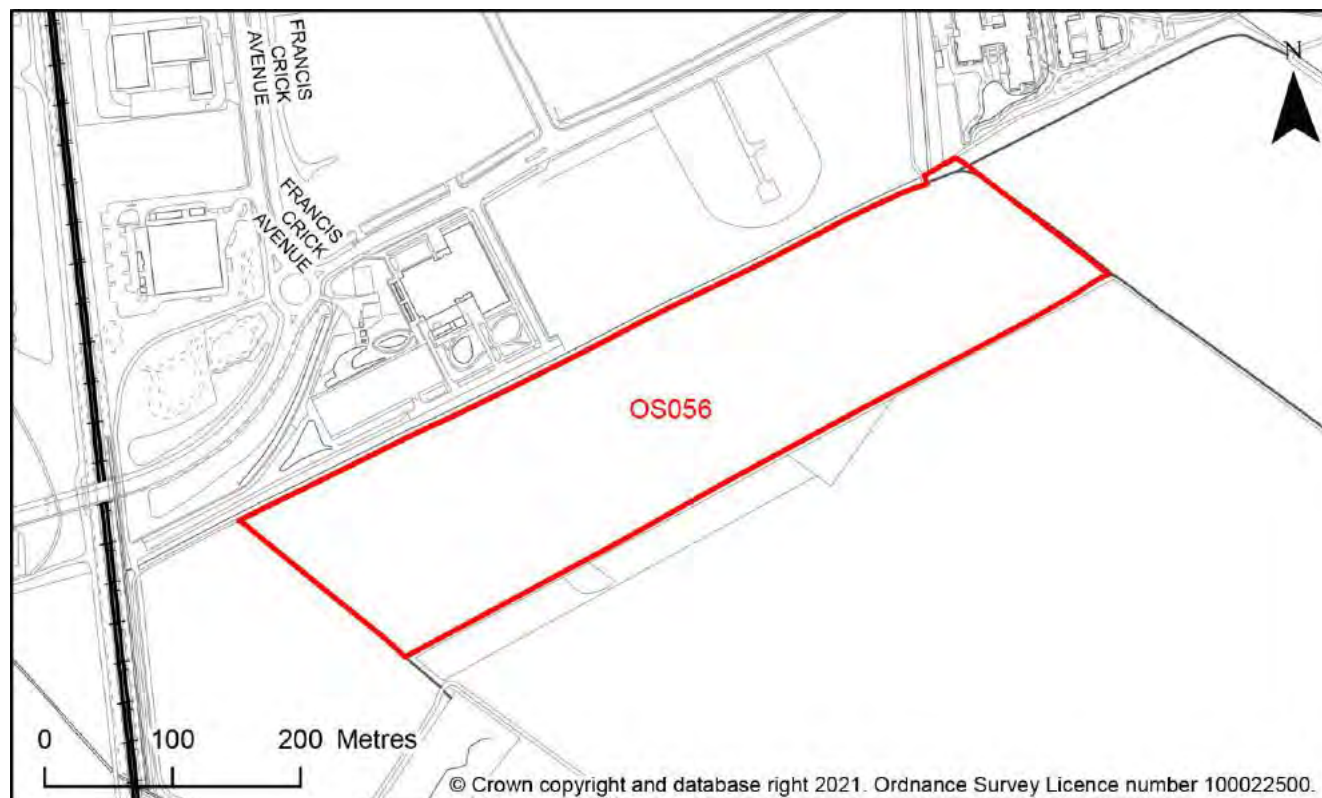
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	880
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

# Cambridge Biomedical Campus extension (Policy E/2), CB2 0AX

**Site Reference: OS056**

**Map 339: Site description - Cambridge Biomedical Campus extension (Policy E/2)**



## Site Details

Criteria	Response
Site area (hectares)	8.94
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
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>	
<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</p> <p>Within 20m of 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 (9%)</p> <p>Partly in Flood Zone 3 (9%)</p> <p>Surface water flooding: 36% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Green</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA 87 East Anglian Chalk</p> <p>District Character Area:</p> <p>The Chalklands</p> <p>The site is typical of the settlement character</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>An agricultural field on the edge of Cambridge, enclosed by hedgerows and ditches. The site suffers considerable drainage problems which may limit achievability of both construction and landscape features. The allocation policy clauses remain suitable to mitigate any harm.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Within Improved Landscaping</p> <p>Assessment would be required of recreational impact on Nine Wells LNR. Arable fields known to support population of scarce farmland birds, including corn bunting and grey partridge, likely to be of County significance. Assessment would be required to ensure no adverse impact on Nine Wells LNR and Hobsons Brook chalk stream hydrology.</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 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>
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	Amber	<p>Extensive and intensive settlement in the vicinity from Bronze Age to Saxon periods</p>

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: 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: 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>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>Maintain and improve links into existing Biomedical Campus; 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 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>

Issue	Assessment	Comments
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
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 for additional phase (South Cambridgeshire).
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11; RC13; RC12  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 is an existing Local Plan Allocation and confirmation of its availability has been confirmed, there is currently planning application activity.
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 development is likely to be economically viable at an appropriate density.

**Development Potential**

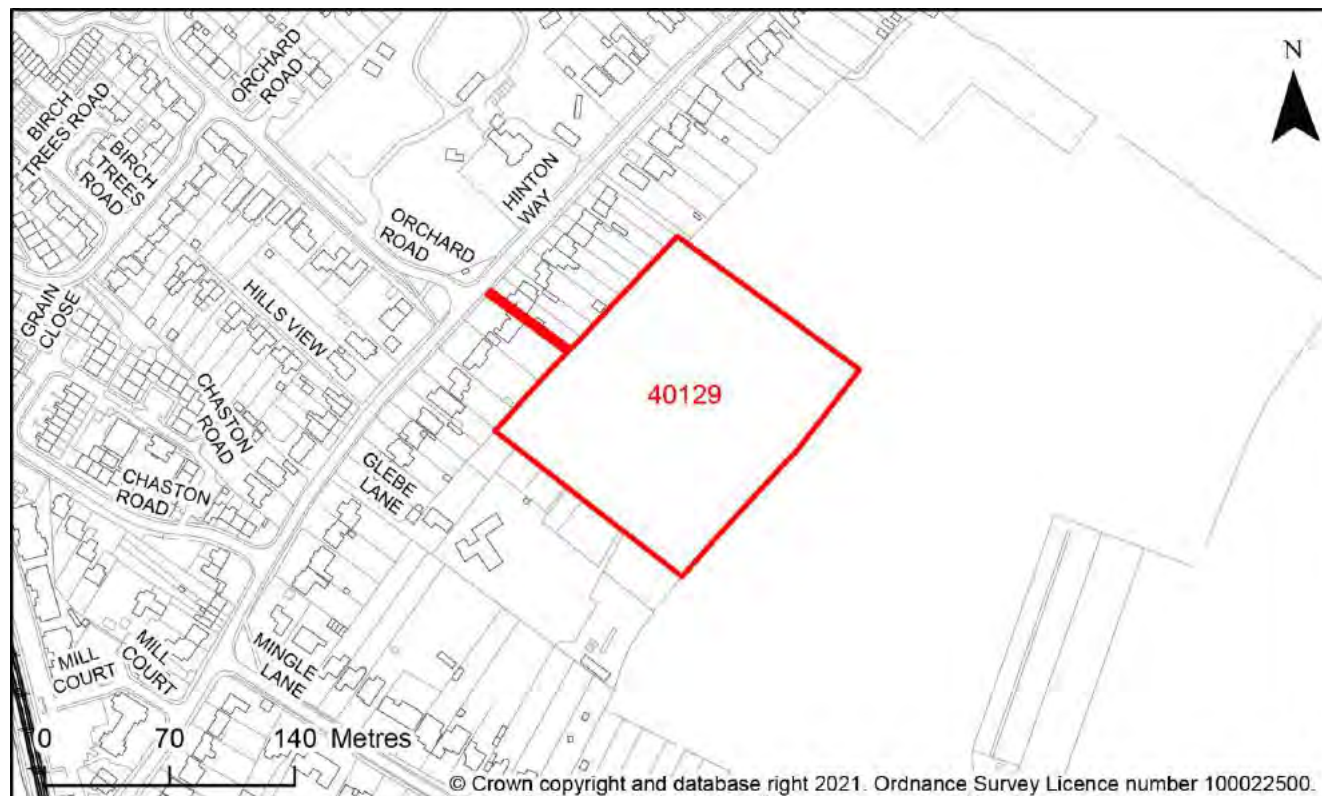
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land east of Hinton Road, Great Shelford, CB22 5BB

Site Reference: 40129

Map 340: Site description - Land east of Hinton Road, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.99
Parish or Ward	Great Shelford CP; Stapleford 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, Key worker housing, Older persons housing, Residential care home, 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	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 30 year event  3% lies in a 1 in 100 year event  14% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk  District Area The Chalklands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development upon this site would have a moderate adverse impact to the landscape settlement character. However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide landscape buffer to be included upon the northern and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural

Issue	Assessment	Comments
		characteristics and a well treed approach with open spaces to be included within the overall layout.
Biodiversity and Geodiversity	Amber	<p>Within 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	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 the eastern edge of the medieval 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 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>

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>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>A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.</p> <p>Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road 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>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: 29% Grade 2; 71% Urban

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: GS9  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**

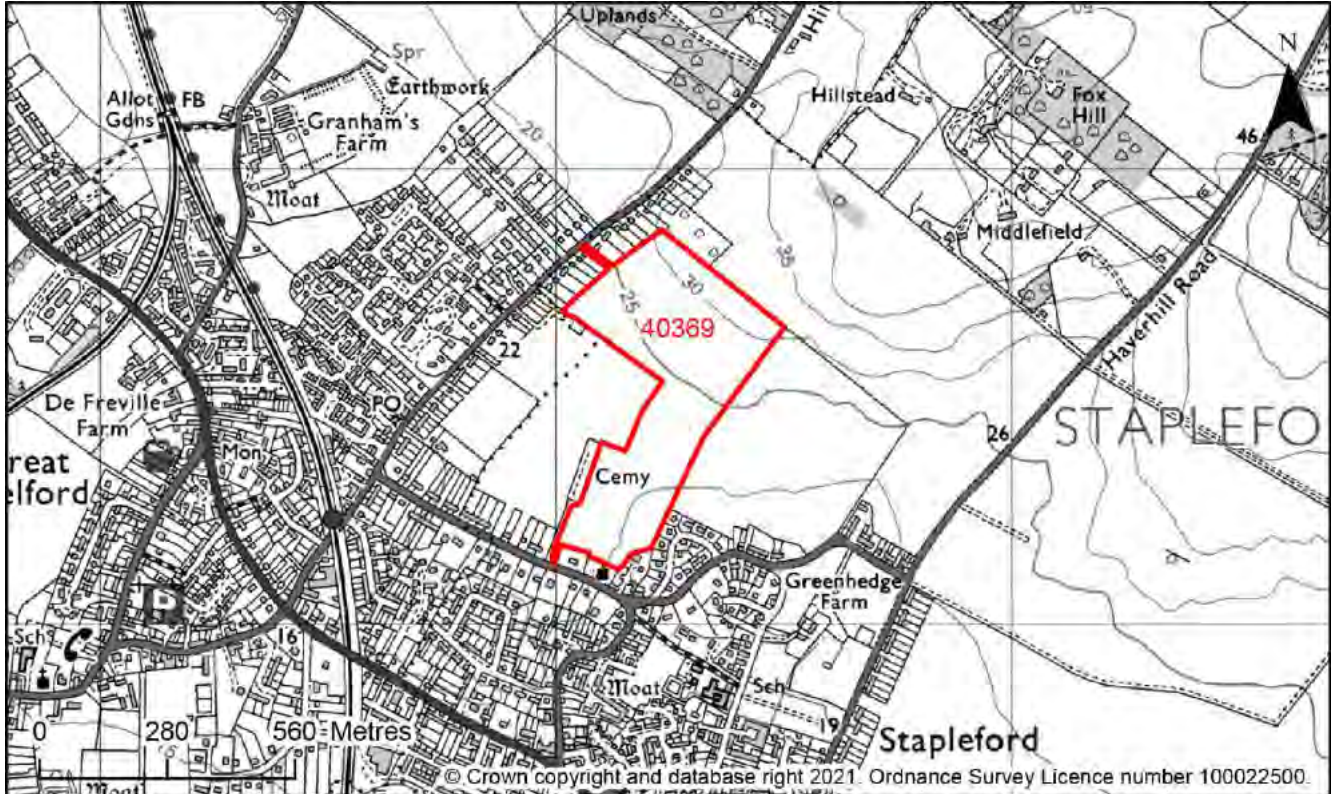
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	25
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Hinton Road, Stapleford, CB22 5BJ

Site Reference: 40369

Map 341: Site description - Land at Hinton Road, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	16.87
Parish or Ward	Great Shelford CP; Stapleford 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, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	500

## 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: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 87 East Anglian Chalk  District Area The Chalklands  The site is atypical of the settlement character. It is a works site within the settlement framework  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development throughout this site would have a significant adverse impact upon the settlement and landscape character. It would amalgamate the two villages of Great Shelford and Stapleford, be an encroachment into the countryside and urbanise the rural landscape. However, with a reduction in residential numbers and development restricted to the south of the site the harm would be reduced, with creation of a northern boundary and buffering around the cemetery.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 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	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 proposal would see the densification of Stapleford and a blurring of its historical separation from Great Shelford. The southern section of the site is sensitive due to its proximity to the Grade II* St Andrew's Church and the potential to enclose the cemetery which is in an unusual position away from the church and slightly separate from the village. Development of the density proposed on this part of the site has the potential to harm the setting of the church.</p>
Archaeology	Amber	Located to the north of the historic village core with medieval earthworks 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: 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	<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 will have to consider how to achieve a high sustainable mode share to and from the site. Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on the A1307 and how the site can link to it, as well as NCN route 11 and the Sawston Greenway. Capacity assessments will be expected in the local area especially along the A1307 and A1301. Special consideration for the A1301/Granhams Road junction which has already been identified 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	<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>Amber</b>	<p>Reasonably large site and lots of residential units - potential for AQMA traffic impact without 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: 81% Grade 2; 19% Urban
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: GS9; GS8  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.

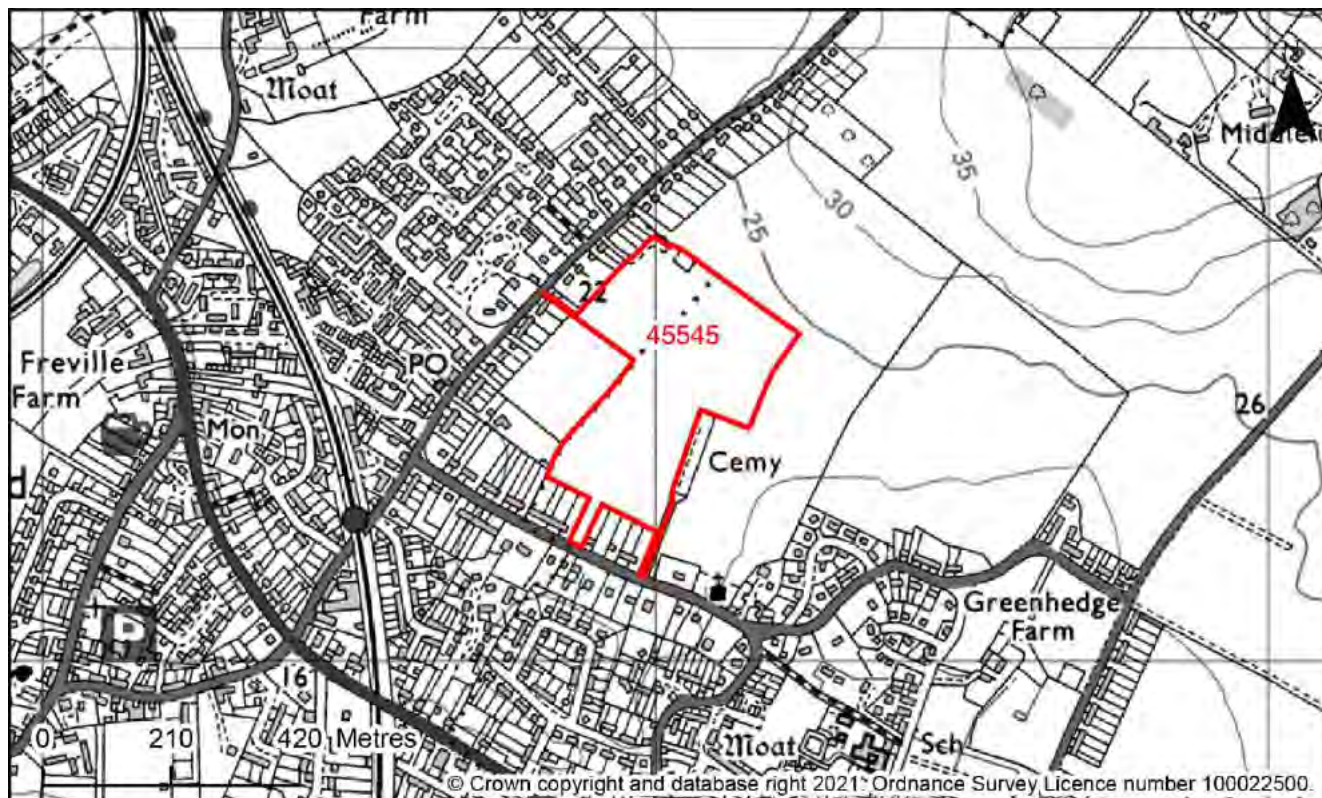
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	500
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 north of Mingle Lane and east of Hinton Way, Great Shelford, CB22 5AH

Site Reference: 45545

Map 342: Site description - Land to the north of Mingle Lane and east of Hinton Way, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	10.02
Parish or Ward	Great Shelford CP; Stapleford 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, Older persons housing, Residential care home, Healthcare

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	150-200

## 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  Partially within the Cambridge Greenbelt (98%)
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>	TPO on-site  National Landscape Character Area (NCA) 87: East Anglian Chalk  Local Character: The Chalklands  The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands

Issue	Assessment	Comments
		Overall the site would be visible from the northeast but if a suitable amount of retained fields and transitional landscape is retained to counteract any harm caused to the village edge development could be considered in the south part of the site. The edges of the site would require buffering, tree planting and a generally landscape led approach to layout. Green spaces within the development are likely to be achieved adjacent to the graveyard to allow it to form a large green edge to the site to the east. The landscape led approach would aid in the achievement of Improved Landscape for the site. The pattern of the village could be improved by development due to the reinstatement of what could be considered transitional landscape in this part of the village.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require consideration 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. 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	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.</p>
Archaeology	Amber	Located on north side of historic village core



Issue	Assessment	Comments
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: 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>A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.</p> <p>Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.</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	Adjacent to a contaminated site. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 71% Grade 2; 29% Urban
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: GS9  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 residential development is likely to be economically viable at an appropriate density.

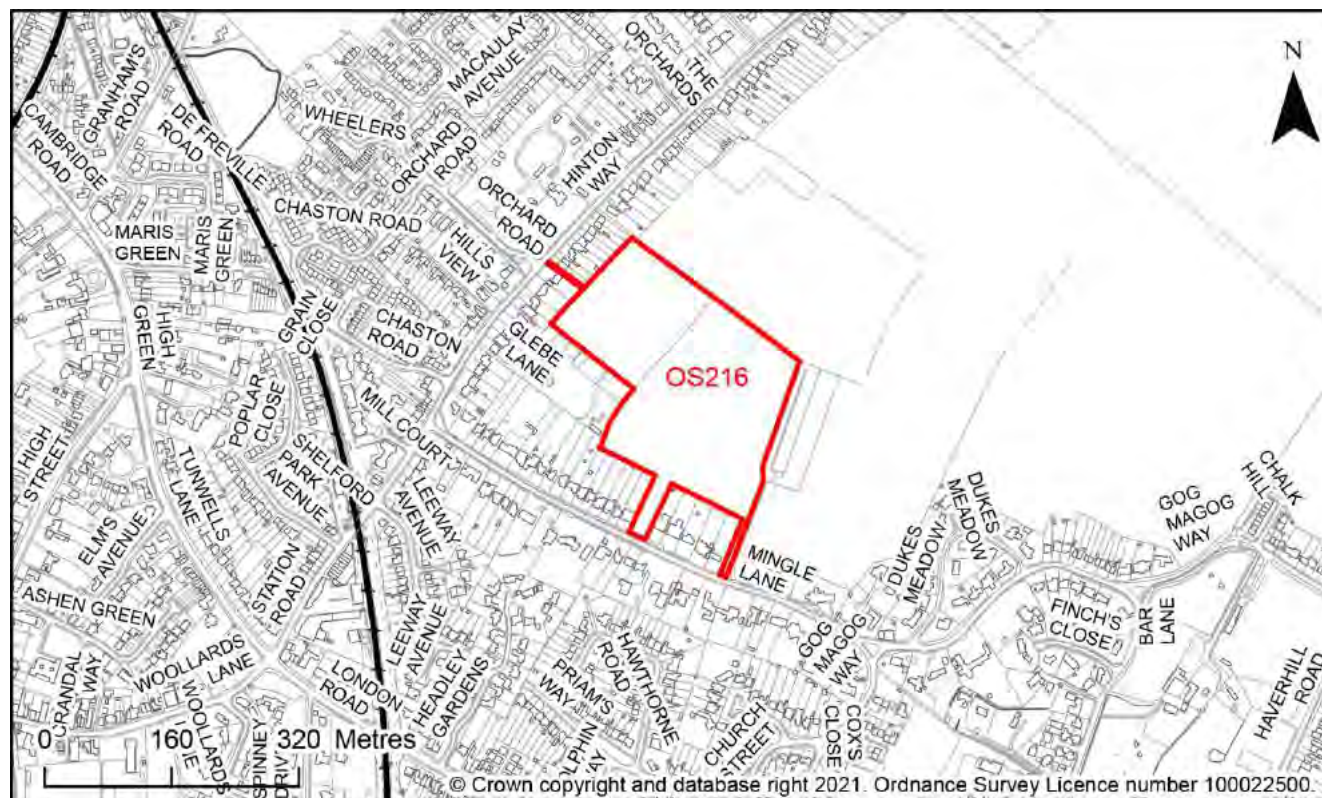
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	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 between Hinton Way and Mingle Lane, Great Shelford, CB22 5

## Site Reference: OS216

Map 343: Site description - Land between Hinton Way and Mingle Lane, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	6.14
Parish or Ward	Great Shelford CP; Stapleford 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
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	Unknown
-------------------------------	---------

## 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  Partially within the Cambridge Greenbelt (96%)
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  13% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Landscape Character Area (NCA) 87: East Anglian Chalk  Local Character: The Chalklands  The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development upon this site would have a moderate adverse impact to the landscape settlement character.

Issue	Assessment	Comments
		However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide landscape buffer to be included upon the northern and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural characteristics and a well treed approach with open spaces to be included within the overall layout.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require consideration 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. 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	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.</p>
Archaeology	Amber	Located on north side of 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 720m and Less than or Equal to 2,000m</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: 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: 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	Amber	<p>A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.</p> <p>Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road 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	<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	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 57% Grade 2; 43% Urban
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: GS9  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 mixed-use development is likely to be economically viable at an appropriate density.

## Development Potential

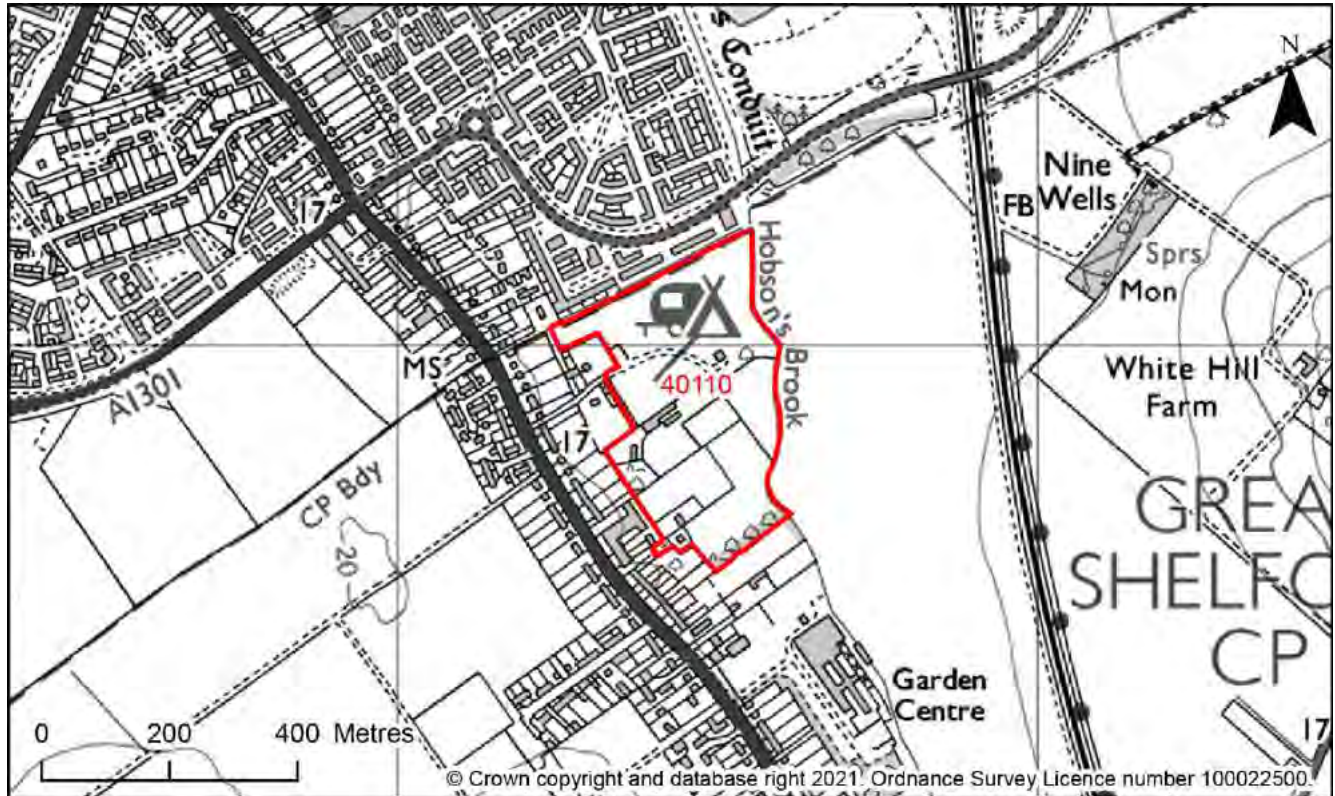
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land east of Cabbage Moor, Great Shelford, CB22 5JU

Site Reference: 40110

Map 344: Site description - Land east of Cabbage Moor, Great Shelford



## Site Details

Criteria	Response
Site area (hectares)	10.89
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Recreation, 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> )	-
Proposed housing units	400

## 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 or Partially within an Area of Major Change/Opportunity Area</p> <p>Partially within the Cambridge Greenbelt (97%)</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (11%)</p> <p>Surface water flooding: 3% lies in a 1 in 100 year event</p> <p>14% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>TPO on-site</p> <p>National Character</p> <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. Some</p>

Issue	Assessment	Comments
		<p>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. These linear villages widen out in places to include village greens, such as the large, oval green at Barrington and the smaller, triangular one at Heydon. 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 - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the rural countryside and amalgamate the village of Great Shelford with the City of Cambridge.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The eastern boundary of the site lies adjacent to the Great Shelford Award Watercourse. 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 50m of an Amenity Green 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>

Issue	Assessment	Comments
Historic Environment	Red	<p>Within 100m of a Scheduled Monument</p> <p>Development of the site will likely impact the setting of the Scheduled Monument. There may be scope for partial development of the site; however, a further Heritage Impact Assessment would be required to understand the significance of the Scheduled Monument and the impact of any proposals on its setting.</p>
Archaeology	Amber	<p>Located adjacent to the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument</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> <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	Red	<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</p>

Issue	Assessment	Comments
		adopted public highway.
Transport and Roads	Amber	Capacity issues at Shelford Road A10 junctions. Requires links to existing cycleways/footways and Passenger Transport infrastructure provision.  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 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.
Air Quality	Amber	Reasonably 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	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 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: TR2; TR3; GS1  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**

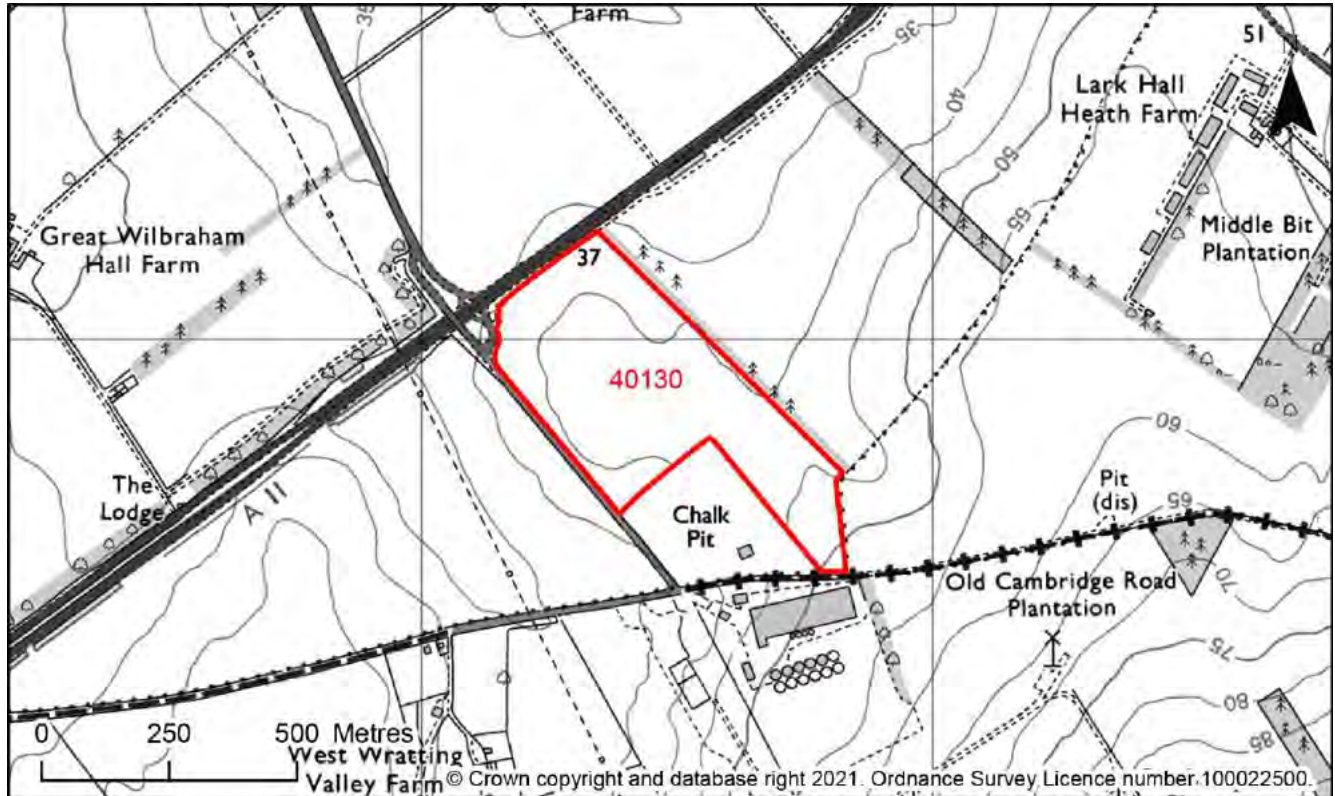
Capacity and Delivery	Response
Estimated dwellings per hectare	37
Estimated dwelling units	400
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land east of A11, Mill Road, Great Wilbraham, CB21 5JP

Site Reference: 40130

Map 345: Site description - Land east of A11, Mill Road, Great Wilbraham



## Site Details

Criteria	Response
Site area (hectares)	19.83
Parish or Ward	Great Wilbraham 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> )	130000

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  Within 200m of the Cambridge Greenbelt  Within or partially within Mineral Development Area  Within or partially within Mineral and Waste Consultation Area
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 87 East Anglian Chalk  District Area The Chalklands, the site is typical of the character with rolling landscape and expansive views  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  Views across the site are expansive due to the relative elevated topography.
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution 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.</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	Extensive evidence for prehistoric activity in the vicinity, including cropmarks to the 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> <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>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	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. Concerns re traffic levels

Issue	Assessment	Comments
		through Gt Wilbraham  No possibility of creating a safe access.
Transport and Roads	Amber	This site is very remote and isolated from any sustainable transport corridor. The site will more than likely be car dominated which would not be policy compliant and, therefore, not supported by the Highway Authority.  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	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Site adjacent to a chalk pit. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 10% Grade 2; 90% Grade 3  5% 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
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		
----------------------------	--	--

### **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.

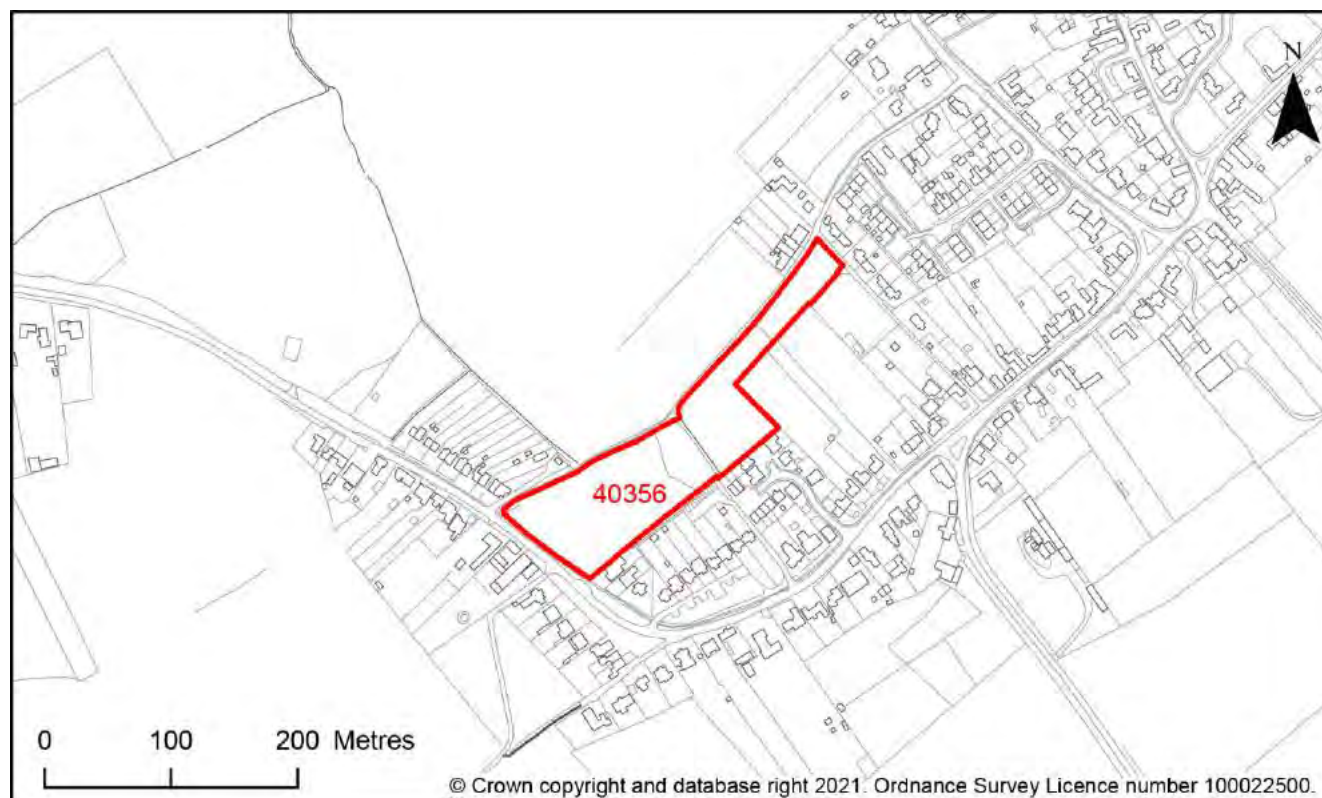
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	130000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham, CB21 5JA

**Site Reference: 40356**

**Map 346: Site description - Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham**



## Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Great Wilbraham 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, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build 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	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (96%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (56%)  Partly in Flood Zone 3 (20%)  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 87 East Anglian Chalk  District Area The Chalklands  The site is typical of the character adjacent to settlements and more enclosed than usual.  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  Views towards this site from the surrounding area are possible, but the conditions of the site with existing development all around it, would allow it to blend in with existing development. The proposals would need to allow for strengthening of the buffers against most boundaries to ensure it extends the village edge character in context. The proposals suggest that all

Issue	Assessment	Comments
		units will be located within the back of the site where the allotments currently are, therefore impact on allotment provision would need to be considered. There are also TPO trees on site.
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 small 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 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 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>The proposed approach could be appropriate depending on the size, layout and design of the development and mitigation of views from Frog End.</p>
Archaeology	Amber	Located in the historic village core with earthworks of shrunken medieval village recorded in the area. Archaeological works on adjacent site have identified Roman and Medieval 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>

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.</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 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 2 100% 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: GW8  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	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 west side of Dubbs Knoll Road, Guilden Morden, SG8 0LA

Site Reference: 40124

Map 347: Site description - Land west side of Dubbs Knoll Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	0.49
Parish or Ward	Guilden Morden 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-13

## 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>32% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<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>While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA.</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>

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. 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>Development upon the site would have a significant adverse impact upon the Important Countryside Frontage. It would potentially link the built up area of Guilden Morden and erode the strong rural countryside character which sweeps into the village.</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 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	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>No heritage assets are immediately impacted by development of this site. Any development needs to respect the adjacent Conservation Area and potential impact on near by Listed Buildings. Development would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located in the historic village core with evidence for the shrunken medieval village recorded in the area
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>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.

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 2 Public Right of Way is on or crosses the site
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, Appeal dismissed (S/0986/18/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	27
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 east of Ashwell Road, Guilden Morden, SG8 0JX

Site Reference: 40162

Map 348: Site description - Land east of Ashwell Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	3.16
Parish or Ward	Guilden Morden 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	81



## 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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands, site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The proposed development would harmfully alter the linear form of the village. The Village is roughly a triangular village with a linear extension southwards along the High Street. Modern pockets of development have extended this southward expansion. To continue this pattern without infill of the main development framework will be harmful to the village and limit sustainable development. The proposed development would also have a harmful impact on the NCA/LCA by developing on land typical of the character of the area.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats

Issue	Assessment	Comments
		<p>within the site; however, there are grasslands (field boundaries), 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>Limited direct impact to heritage assets; however, the 'urbanisation' of this site would impact the wider setting and approach towards the 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 in the historic core of the 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> <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	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 is located in a rural location and is at risk of being 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 and local stations. 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	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	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**

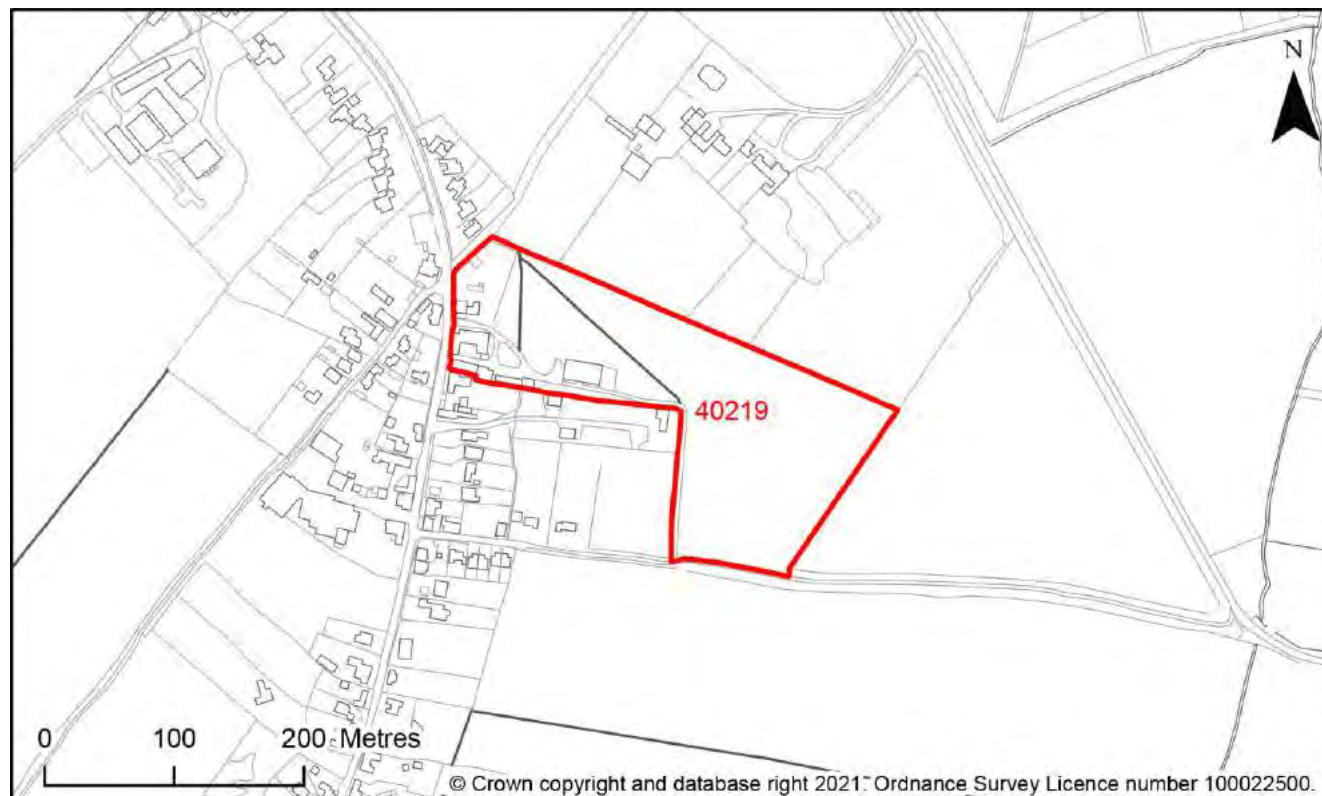
Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	81
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

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

# Land east of High Street, Guilden Morden, SG8 0JR

Site Reference: 40219

Map 349: Site description - Land east of High Street, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	3.81
Parish or Ward	Guilden Morden 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, Residential
Proposed development	Residential, 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
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
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 87 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 lies outside and abutting the village framework. Wide views are limited due to boundary planting but local vies particularly from PROWs are high. High density development upon this site would be incongruous with the existing settlement pattern of Guilden Morden. It would be an urbanisation of the rural countryside and an encroachment into the landscape.
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 areas, buildings, hedges, and wooded boundaries on

Issue	Assessment	Comments
		<p>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>Listed Asset on-site</p> <p>Within a Conservation Area</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<sup>8</sup>.</p>
Archaeology	Amber	Located in the historic core of the 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>



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>This development is located in a rural location and is at risk of being 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 and local stations. 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	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 2</p> <p>Public Right of Way is on or crosses the site</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:

### **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**

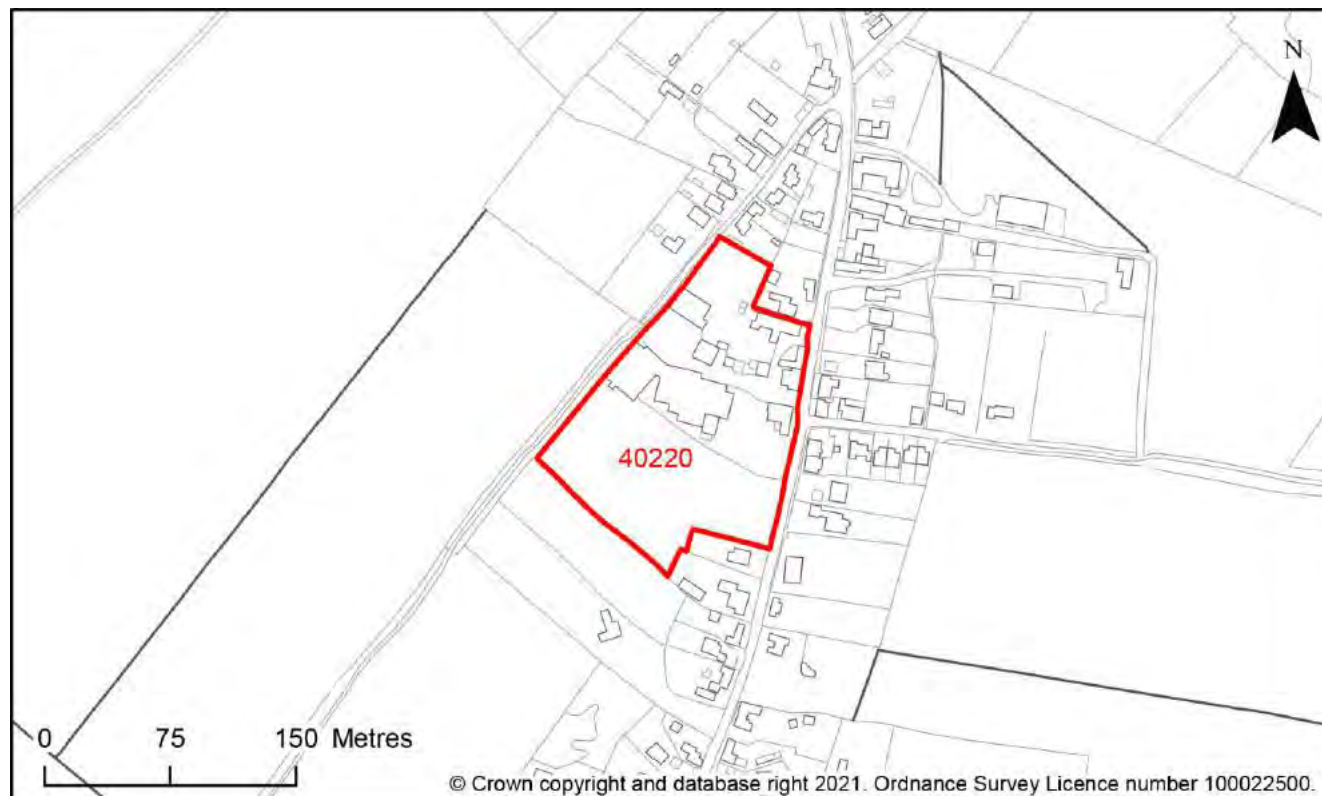
Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

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

# Home Farm, 28 High Street, Guilden Morden, SG8 0JU

Site Reference: 40220

Map 350: Site description - Home Farm, 28 High Street, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	1.84
Parish or Ward	Guilden Morden 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, Residential
Proposed development	Residential, 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
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	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 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  Wide views are negligible and local views are high due to PROW's running through the site, street views from high street and amenity views from adjacent properties. Residential units would have a limited impact to the existing settlement character and be an infill development. Landscape enhancement measures would be needed and the development should be offset from the western boundary to integrate into the landscape.
Biodiversity and Geodiversity	Amber	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, buildings, 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	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>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	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  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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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	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 west of Ashwell Road, Guilden Morden, SG8 0JS

Site Reference: 40222

Map 351: Site description - Land west of Ashwell Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Guilden Morden 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, Residential
Proposed development	Residential, 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
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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This site is well contained in the west from the countryside and arable setting but is largely open elsewhere. Development on this site would essentially infill and extend the linear settlement along Ashwell Road westward into the countryside. Preservation of the rural countryside character is important. The distinctive, linear settlement pattern of local context must be retained. Development in this location must

Issue	Assessment	Comments
		reflect the density and pattern of the existing village.
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, 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	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	Area likely to have been developed from the late medieval or post medieval period
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>

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	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  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**

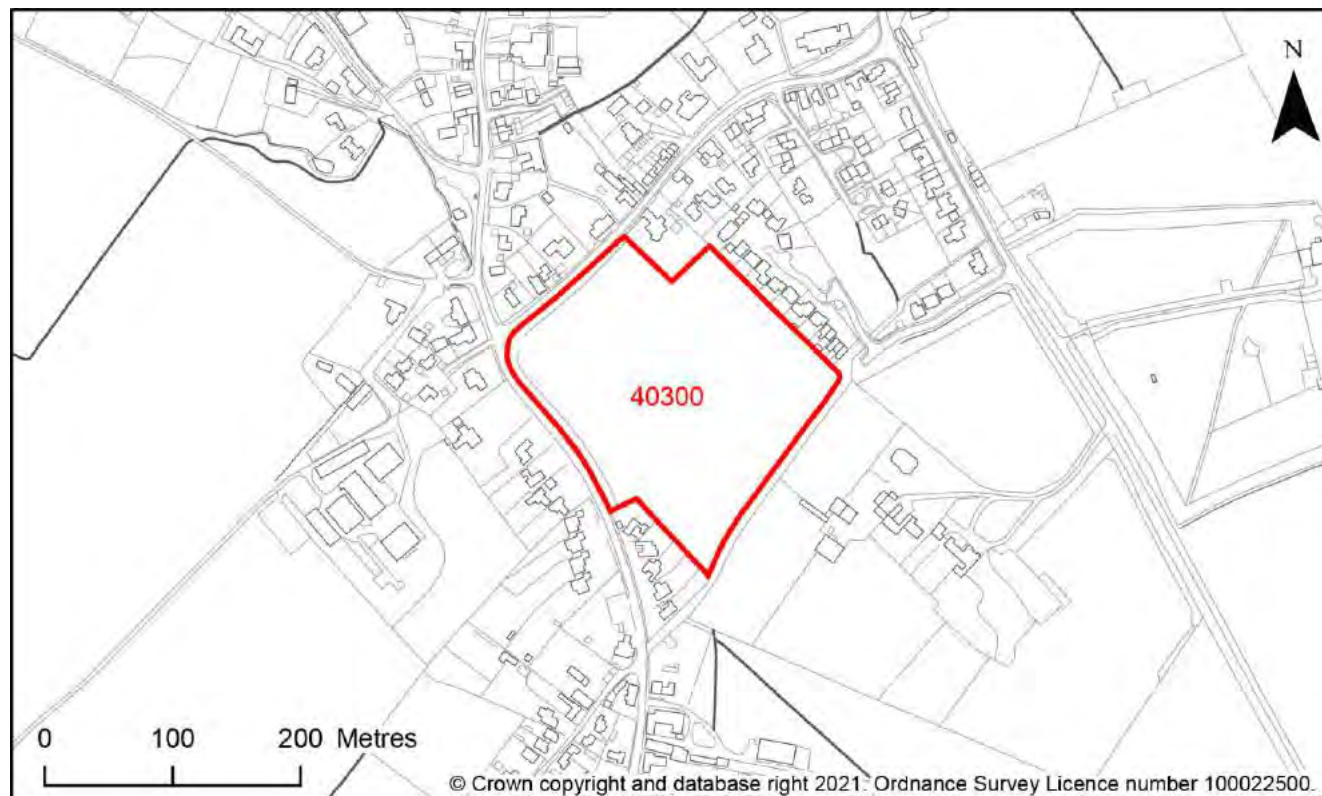
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
---	-----------

# Land south of Church Street, east of High Street, Guilden Morden, SG8 0JD

**Site Reference: 40300**

**Map 352: Site description - Land south of Church Street, east of High Street, Guilden Morden**



## Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Guilden Morden 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, Recreation and leisure, Retail
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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	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  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. These linear villages widen out in places to include village greens, such as the large, oval green at Barrington and the smaller, triangular one at Heydon. 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.



Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Although there is an Important Countryside Frontage upon the western boundary, visibility to the countryside is restricted due to the mature boundary hedge line. With careful landscape mitigation works the site could be capable of accommodating some development without resulting in material harm to the surrounding countryside's landscape character and views from the local area though this would have to be tested through an LVIA. Typical landscape mitigation principles would include: Layout of development restricted to the north and east of the site which is offset from 'Frontage', access via the eastern corner of the site and a well treed character with wide hedgerows. Development of the site would have a detrimental impact on sensitive landscapes which may potentially be mitigated.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. No recorded priority habitats. The site is surrounded by heavily wooded boundaries, and may be in some form of agricultural rotation.</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>Development of the site could impact on conservation area but this would be limited if the hedge is retained. The impact of development on the setting of listed buildings is likely to be minor.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located in historic core of village. Saxon burials are recorded to the immediate 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 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>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.

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.

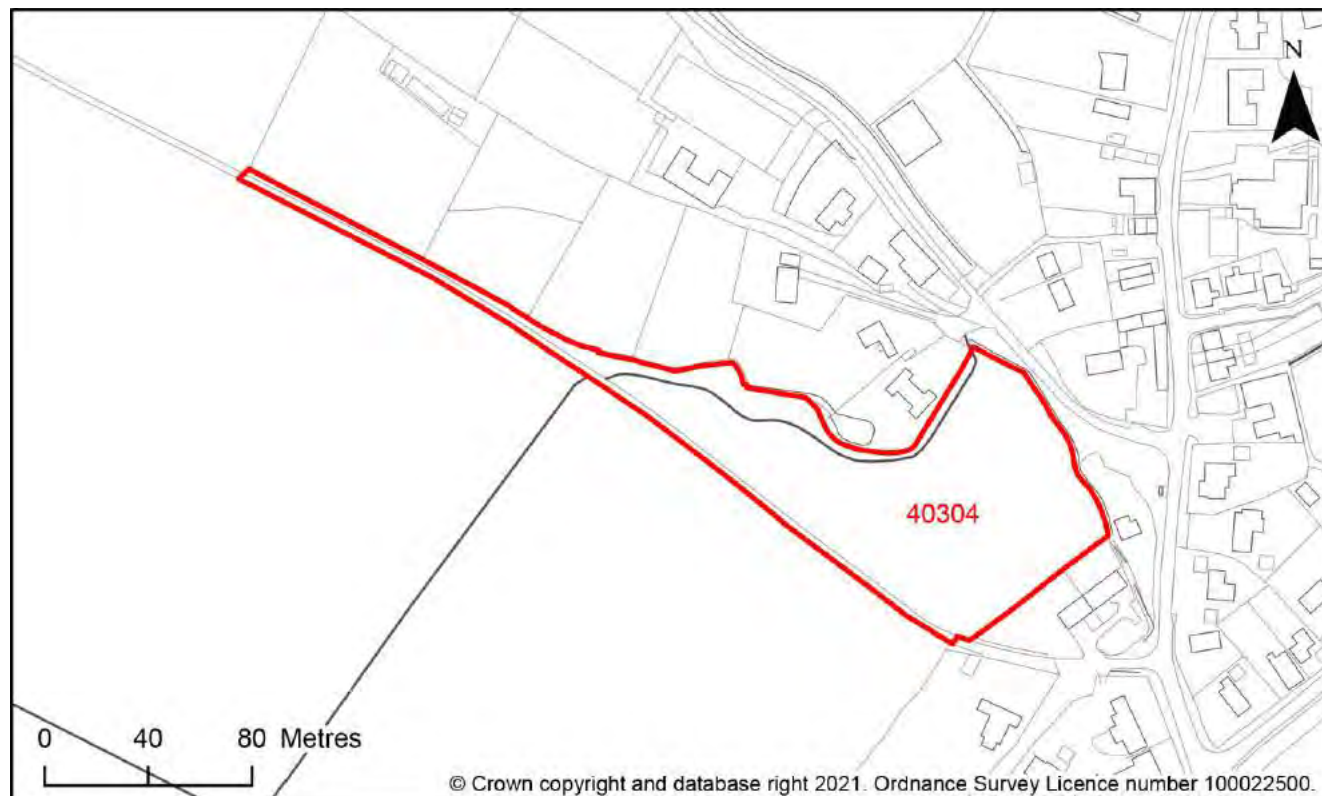
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	5
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 off Swan Lane, Guilden Morden, SG8 0JW

Site Reference: 40304

Map 353: Site description - Land off Swan Lane, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Guilden Morden 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, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8

## 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>10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 87 East Anglian Chalk &amp; 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area The Chalklands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site is outside and butting the settlement framework with a PROW running along its northern boundary connecting the village with the countryside. Wide views are negligible and local views are limited due to boundary vegetation. With a sympathetic approach to the existing village pattern the development would have a neutral settlement impact. Landscape enhancement and mitigation needed.</p>
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. The north and east boundaries appear to be adjacent to watercourses which will require survey

Issue	Assessment	Comments
		<p>and probably mitigation. 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 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>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 partly within the Guilden Morden Conservation Area and development could have a detrimental impact on its character and significance; however, the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in the historic core of the village with cropmarks of a probable enclosure located to the south.</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	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	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. 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	-	Parcel ID:



Harm of Green Belt Release		
----------------------------	--	--

### **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.

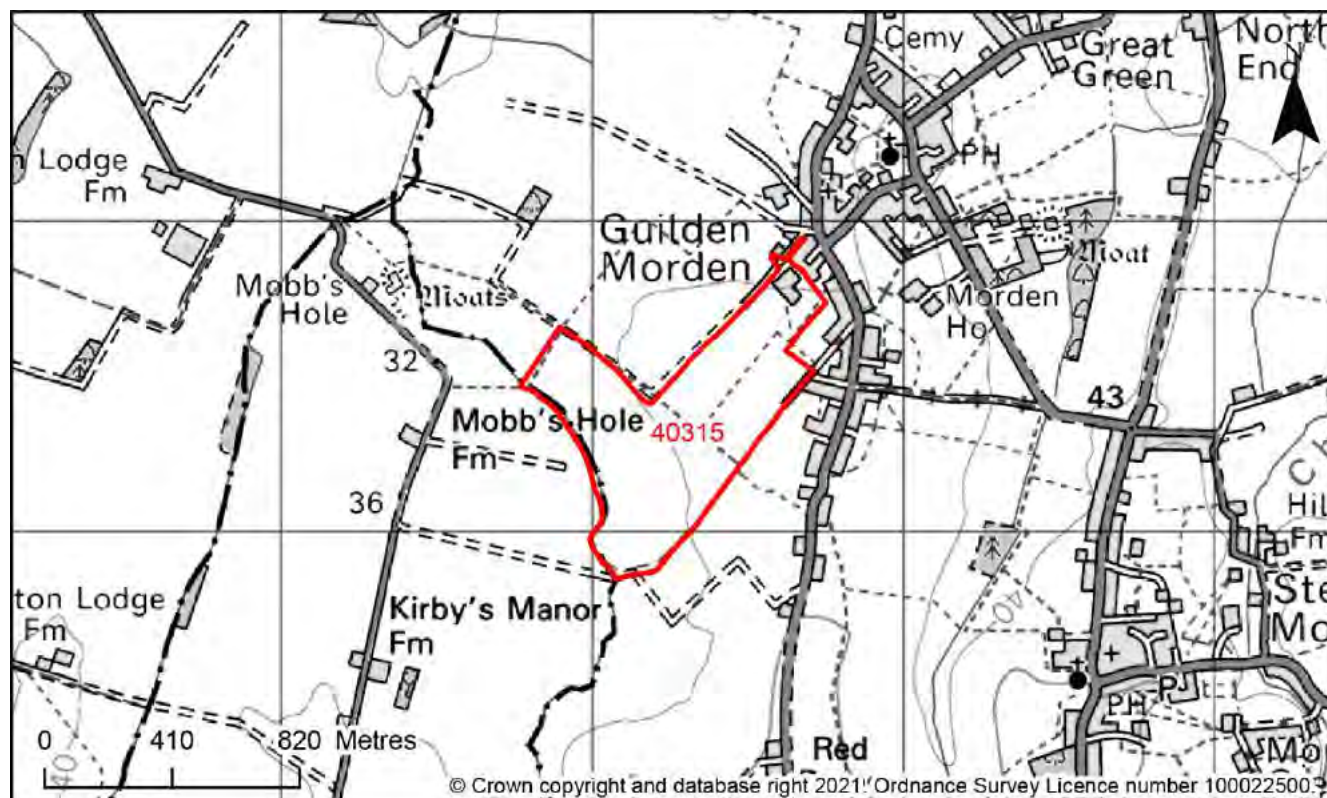
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	8
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 Town Farm and to the south-west of Town Farm, Guilden Morden, SG8 0JT

**Site Reference: 40315**

**Map 354: Site description - Land at Town Farm and to the south-west of Town Farm, Guilden Morden**



## Site Details

Criteria	Response
Site area (hectares)	41.90
Parish or Ward	Guilden Morden 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, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<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>	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 (3%)  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	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

Issue	Assessment	Comments
		<p>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>Due to the number of residential dwellings proposed the site is capable of accommodating a development in line with the following principles without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Dwellings to be located to the north of the site in close proximity to the settlement edge, buffer planting to be encouraged to the south of the development to integrate into the rural countryside, PROW's to be integrated and inter linked through the development, layout and scale to reflect the local characteristics with a scattered approach</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, the southern boundary is adjacent to a tributary of the River Rhee, and 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>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 northern edge of the site crosses over into the conservation area, but this is the only area where it meets or goes into any heritage assets. Development</p>

Issue	Assessment	Comments
		on this edge would have an impact on the conservation area but this could be mitigated by layout, scale and landscaping.
Archaeology	Amber	Located to the west of the historic village core with cropmarks relating to medieval land use recorded in the vicinity.
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	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>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>

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: 97% Grade 2; 3% Grade 3  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**

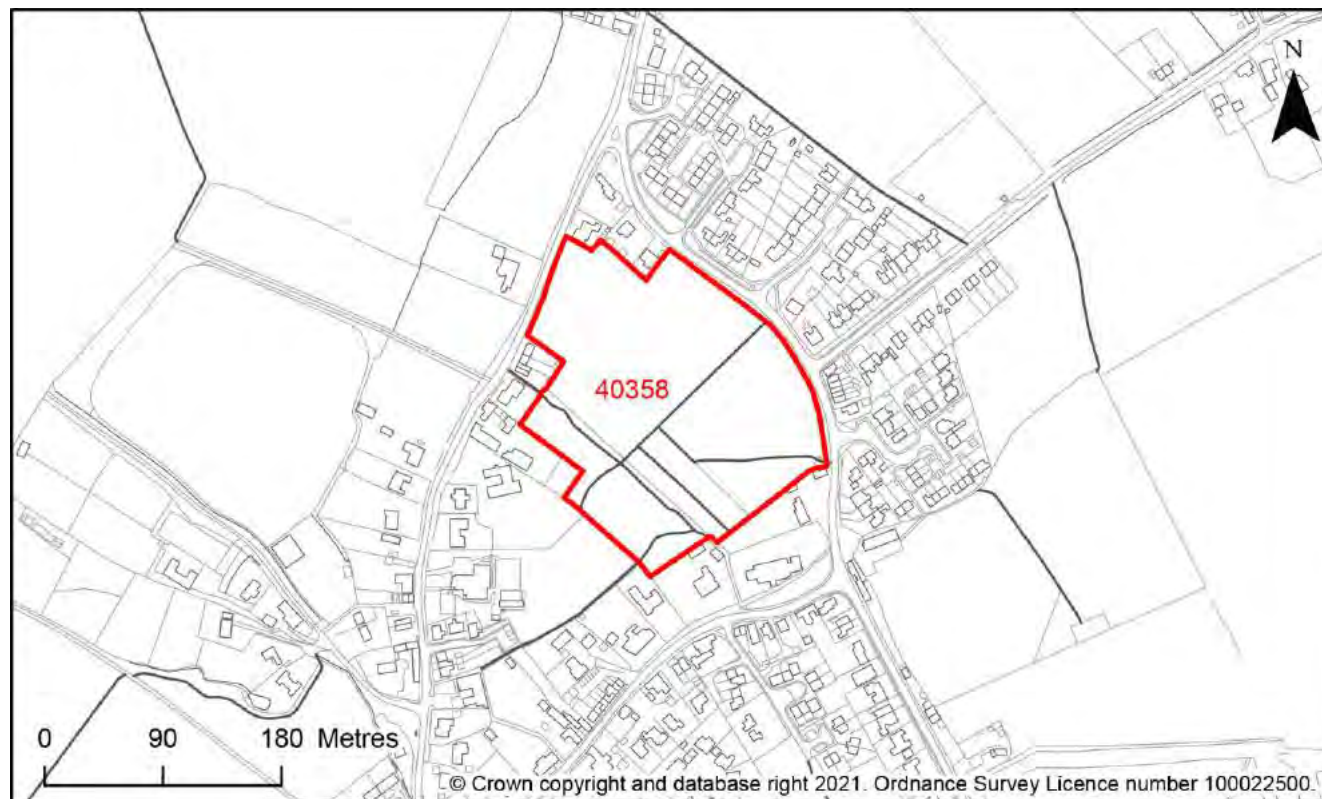
Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off Dubbs Knoll Road, Guilden Morden, SG8 0LA

Site Reference: 40358

Map 355: Site description - Land off Dubbs Knoll Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	3.76
Parish or Ward	Guilden Morden 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, 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	Green	Wholly within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>Primarily within a PVAA</p> <p>NCA 88 Bedfordshire and Cambridgeshire Claylands 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>The site consists of a number of grass fields both large and small all bordered by gappy hedgerows with 2no. allotment sites. It is a rural location with several PROW's running through the site connecting Dubbs Knoll Road with Fox Hill Road. The whole site is designated as a Protected Village Amenity Area. Development would have a significant adverse impact upon the settlement character, the PVAA, views and visual amenity. Any development would be permanent and interrupt the views of the Church of St Mary, urbanise the rural open space and impact the important functions of the area, allotments, recreation and amenity role, within the village.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Application is unlikely to require consultation with Natural England. Grassland has been identified as potential Habitat of Principal Importance/priority habitat under Higher Level Stewardship (lowland calcareous grassland). Boundary hedgerows may also qualify as Habitats of Principal Importance/be of high ecological value. Impacts on priority habitats would need to be minimised through scheme design which may make delivery more challenging, but on some sites, compensation/mitigation is possible, particularly if habitat quality is variable. Bat roost records nearby. 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	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of an Important Countryside Frontage</p> <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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The proposed site extent and dwelling numbers would impact on settings of grade I Listed Church Of St Mary; Grade II Duck La Farm; Grade II The Bells; and on setting of the Conservation Area. This impact cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village to the north of the medieval parish church.
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>

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	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>Need to consider walking and cycling links into Guilden Morden.</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% 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.

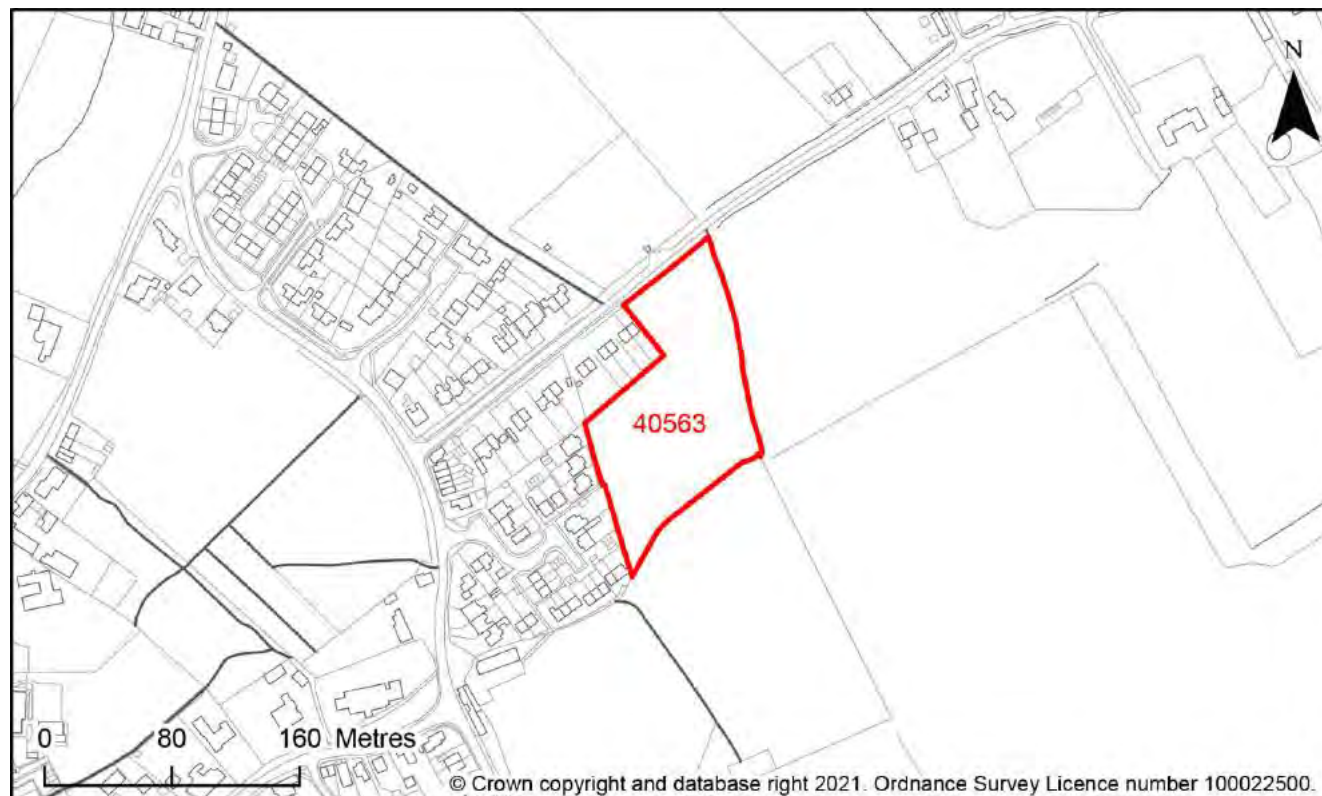
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
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 south of New Road, Guilden Morden, SG8 0JN

Site Reference: 40563

Map 356: Site description - Land south of New Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	1.20
Parish or Ward	Guilden Morden 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, Specialist/other forms of housing, Retail
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25-30

## 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 88 Bedfordshire and Cambridgeshire Claylands 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  An irregular shaped agricultural field located to the east of the village of Guilden Morden in a rural location outside and abutting the settlement framework. Wide and local views are high due to lack of boundary vegetation. Development upon this site would have a limited impact to the settlement character subject to a sympathetic approach with landscape mitigation measures.
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 red line boundaries and may need to find off-site compensation

Issue	Assessment	Comments
		<p>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>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 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	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 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: 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  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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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.

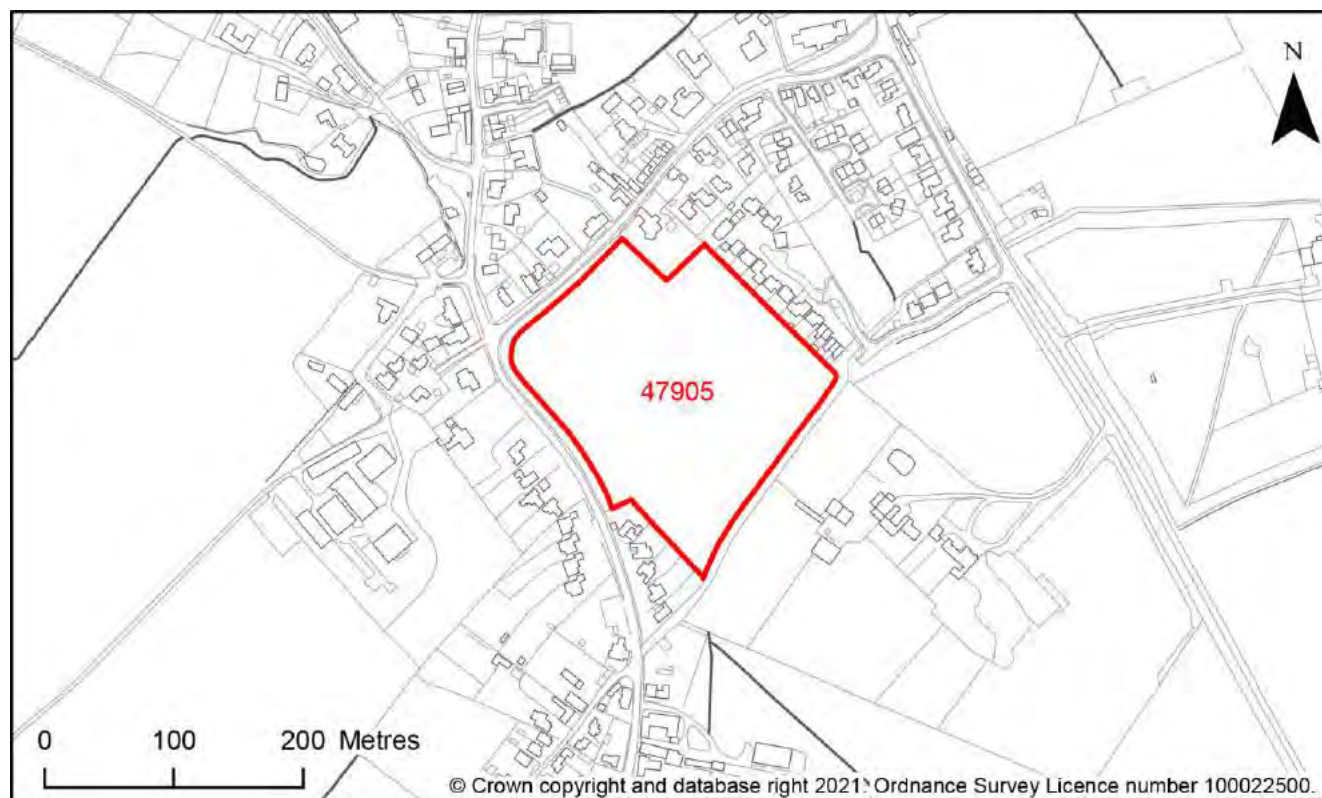
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	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

# Land south of Church Street and east of High Street, Guilden Morden, SG8 0JP

**Site Reference: 47905**

**Map 357: Site description - Land south of Church Street and east of High Street, Guilden Morden**



## Site Details

Criteria	Response
Site area (hectares)	3.58
Parish or Ward	Guilden Morden 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, Recreation and leisure, Retail
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	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is typical of the broad scale landscape of large fields, but atypical of low trimmed hedgerows and few trees giving it an open, spacious quality as this site has an enclosed character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. Development on this site would essentially infill and extend the settlement into the countryside eastward along High Street/Church Street. The distinctive, linear settlement pattern of local context must be retained. This is highly unachievable when considering Policy NH/13 Important Countryside</p>

Issue	Assessment	Comments
		Frontage which covers the northern and western boundaries. The site has a strong countryside character and infiltrates Guilden Morden by supplying a connection between the street scene and the surrounding rural area.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England Consultation or impact on designated sites. Hedgerows, trees and wooded boundaries 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.</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>Impact on the conservation area would be limited if the hedge is retained. The impact on the setting of the listed building is likely to be minor.</p>
Archaeology	Amber	Located in historic core of village. Saxon burials are recorded to the immediate 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 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>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 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	11
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 to the West of Dubbs Knoll Road, Guilden Morden, SG8 0JH

**Site Reference: 51613**

**Map 358: Site description - Land to the West of Dubbs Knoll Road, Guilden Morden**



## Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Guilden Morden 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	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>5% 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>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is typical of the broad scale landscape of large fields, but atypical of low trimmed hedgerows and few trees, it has a partially open, spacious quality and partially enclosed quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site comprises arable land located in the northern part of Guilden Morden, outside of the Development Framework Boundary, but abuts it in the north, east and south. The site comprises Policy NH/13 Important Countryside Frontage and faces a Protected Village Amenity Area (Policy NH/11). The site is generally well contained, but is open at the eastern and southern boundaries permitting views in. The site has a strong countryside character and infiltrates Guilden Morden by</p>

Issue	Assessment	Comments
		supplying a connection between the street scene and the surrounding rural area. This area is to be protected and development on any part of this site compromises the protected connection.
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will need to be assessed (calcareous grassland recorded nearby). 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 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 100m of a Conservation Area</p> <p>Development on this site would have an impact on the setting of a Grade II listed building; however, the impact could be reasonably mitigated with a layout that allows for the current views across the site to be retained.</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: 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>

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	<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>	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	<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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	16
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 east of Ashwell Road, Guilden Morden, SG8 0JX

Site Reference: 51737

Map 359: Site description - Land east of Ashwell Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	Guilden Morden 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
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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the broad scale landscape of large fields, low trimmed hedgerows with few trees, and open, spacious quality, it has an enclosed quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development on this site would essentially replace and infill the linear settlement along Ashwell Road, south in the countryside. Preservation of the rural countryside character is important. Residential development is appropriate here when considering the immediate surroundings of existing residential properties. Development to follow linear settlement form and density and pattern of new development must reflect that of the existing village. Landscape mitigation required to ensure village gateway is enhanced.</p>



Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>No likely impact on designated sites for nature conservation. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of ecological importance and support protected or notable species. Grassland quality will need to be assessed. Buildings may support protected species (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	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 historic core in an area likely to have been developed from the late medieval and post medieval periods
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	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 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		
----------------------------	--	--

### **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.

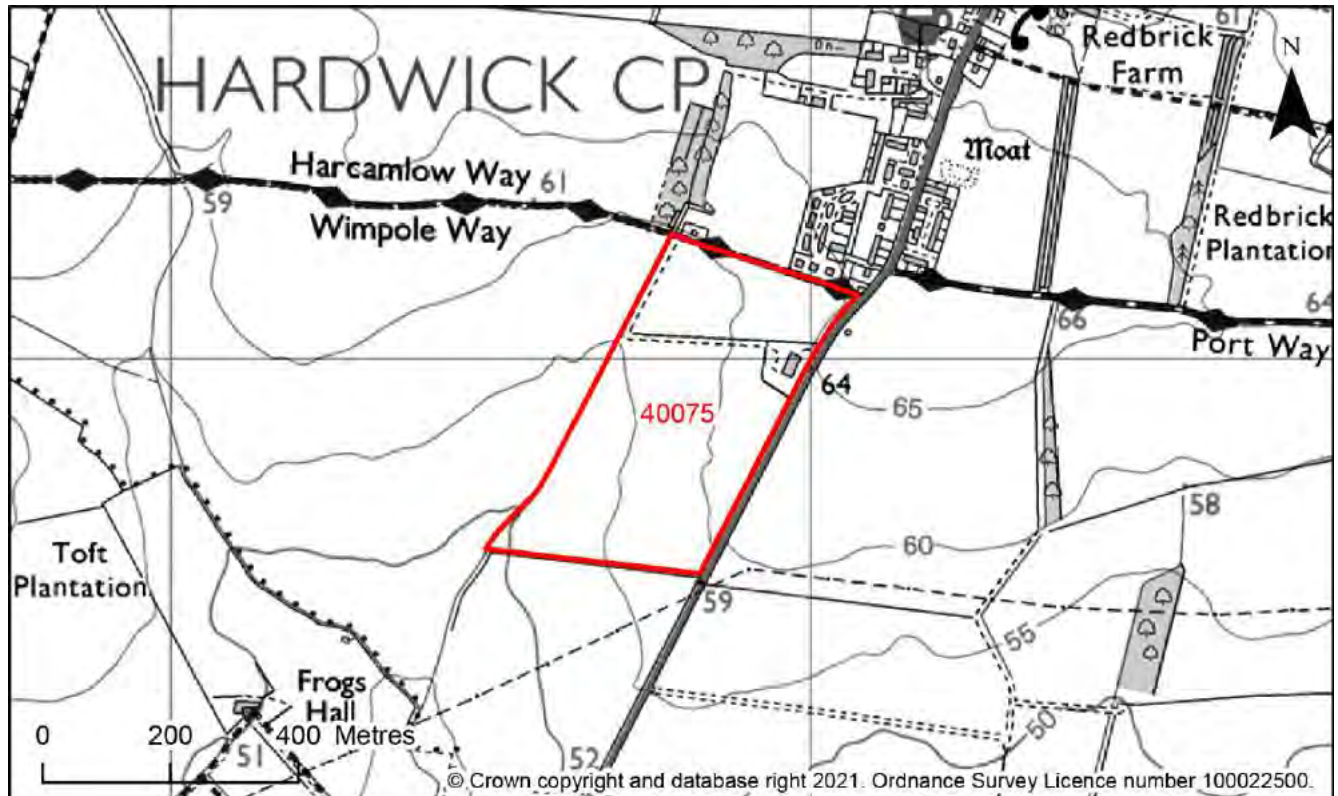
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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 at Toft Road, Hardwick, CB23 7QX

Site Reference: 40075

Map 360: Site description - Land at Toft Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	15.20
Parish or Ward	Hardwick 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, Residential care home, 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>	500
<b>Proposed housing units</b>	200

## 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  3% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</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. The SCDC design guide notes the linear form of many western Clayland villages set on valley sides. Villages of more recent development such as Hardwick often lack the area of irregular small fields, paddocks

Issue	Assessment	Comments
		<p>and more detailed landscape that surround the older villages, and so the village edge form can be harsh and abrupt.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site would produce a significant negative landscape impact. It would form a major extension at the village edge relative to the scale of the village. It would significantly extend development into open countryside.</p> <p>The east and north of the site are relatively high and exposed, and development would impact views from the south and west. It would appear tiered and layered up the slope from lower levels.</p> <p>Development would impact views from bridleway and Hardwick Wood SSSI to the west, bridleway and possible transport links immediately to the north of the site.</p>
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC and all new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. There is a drain adjacent to the western boundary; 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	This would be a large increase to the size of the village and should consider views in and out of the Conservation Area.
Archaeology	Amber	Extensive cropmarks to the east of probable late prehistoric settlement

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 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 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	<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 in regard to 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 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 mixed-use development is likely to be economically viable at an appropriate density.

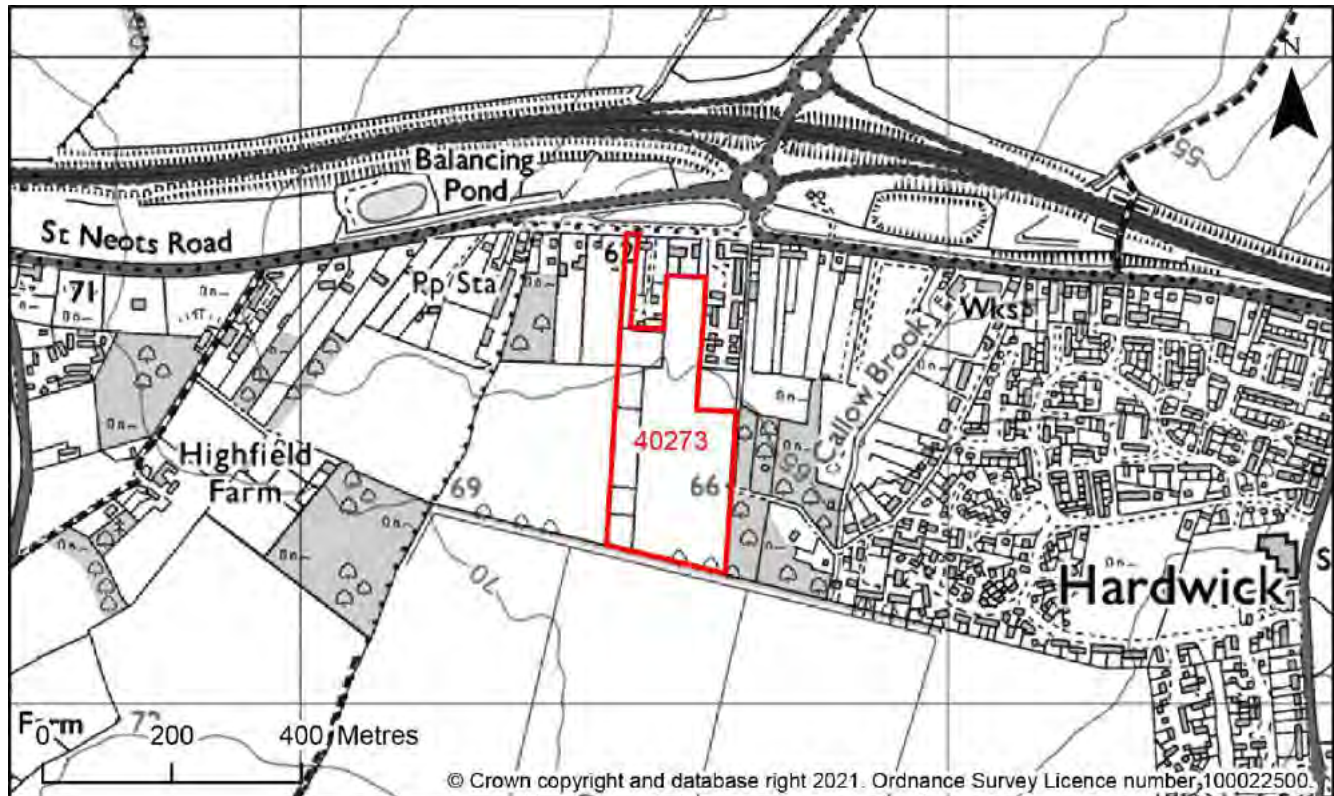
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	200
Estimated employment space (m <sup>2</sup> )	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Land south of 327 St Neots Road, Hardwick, CB23 7QL

Site Reference: 40273

Map 361: Site description - Land south of 327 St Neots Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	6.64
Parish or Ward	Hardwick 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	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

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	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>	Outside Development Framework  Within 200m of 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>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 woodland adding to the distinct character of the landscape setting.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The, key constraints are that the site is outside of the development boundary, and not adjacent to it either where a village extension may be justified. The woodland adjacent to the site proposes an opportunity for neighbouring amenity space or pleasant views. Development to be sited close to the existing built area

Issue	Assessment	Comments
		to maintain open views of the landscape. Landscape mitigation needed to minimise adverse impacts.
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, 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 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	iron Age settlement recorded to the north of 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 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>

Issue	Assessment	Comments
		<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>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 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 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>

Issue	Assessment	Comments
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	-	
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**

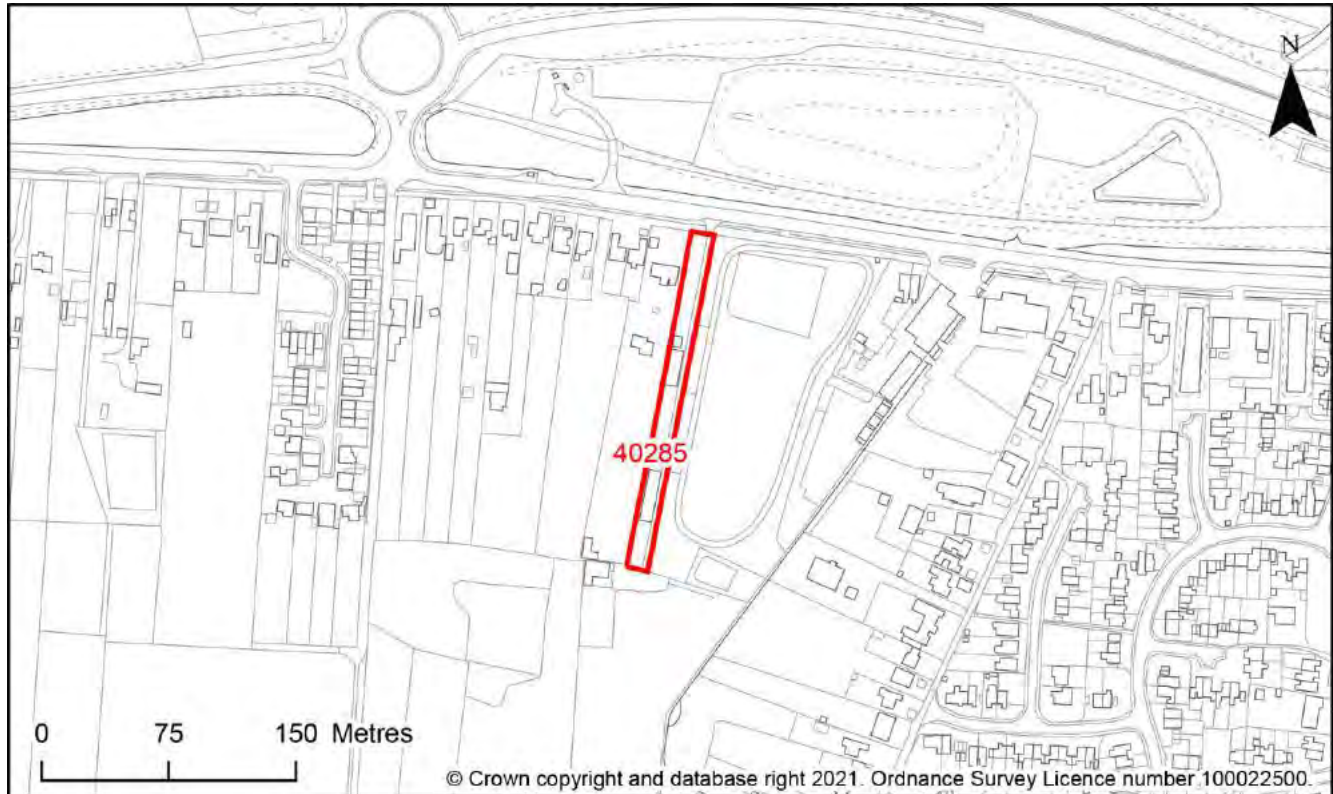
Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# 277 St Neots Road, Hardwick, CB23 7AN

Site Reference: 40285

Map 362: Site description - 277 St Neots Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	0.26
Parish or Ward	Hardwick 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10



## 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: 2% 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	Amber	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 a narrow strip of residential land located south of St Neots Road. All site boundaries consist of a mix of a small number of trees and hedgerows, none have particularly solid screening. The units for this site should reflect the surrounding village context and character. Landscape mitigation is 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 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	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 identified by evaluation of adjacent 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 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 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
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		
----------------------------	--	--

### **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.

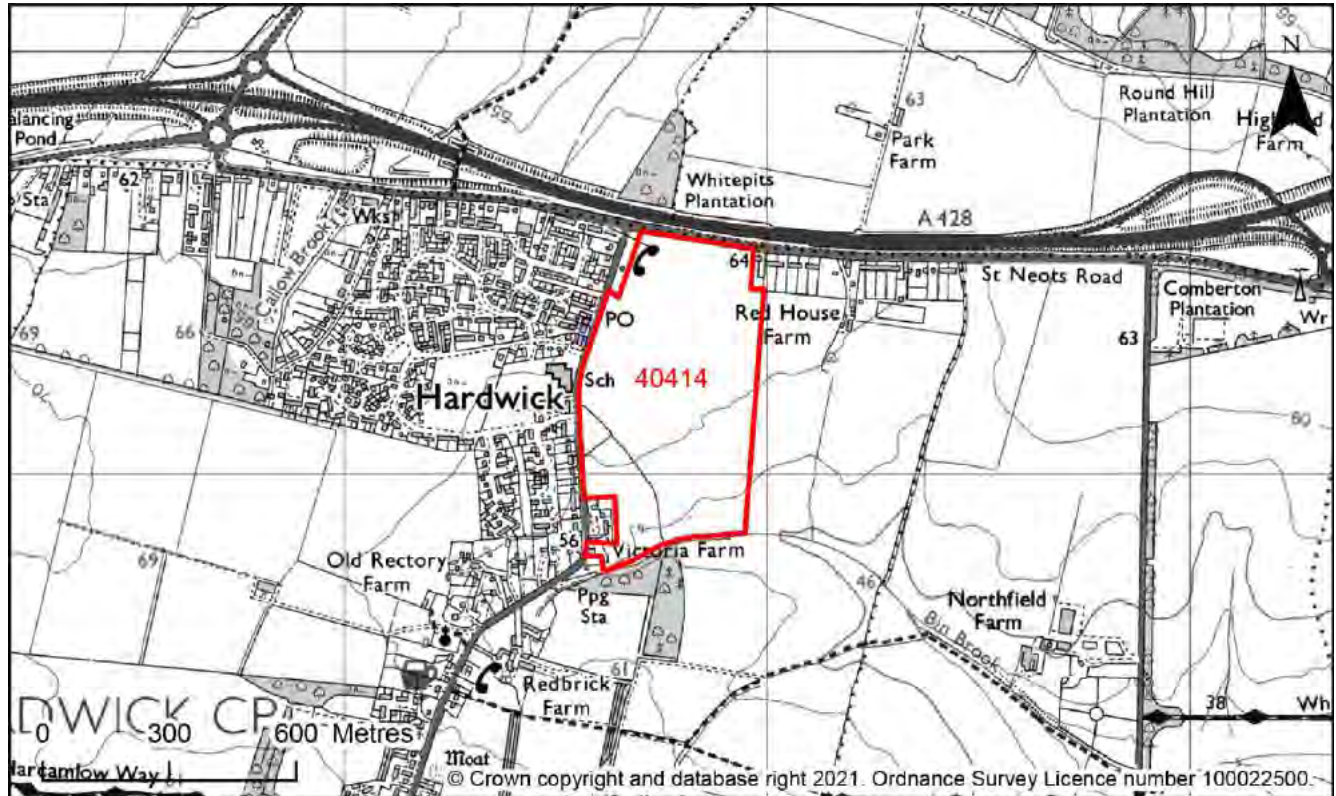
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	38
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 east of Cambridge Road, Hardwick, CB23 7QG

Site Reference: 40414

Map 363: Site description - Land east of Cambridge Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	26.78
Parish or Ward	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, 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, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	400-500

## 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: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 100 year event  11% 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 an open landscape with woodland adding to the distinct character of the landscape setting.  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site comprises two parcels of Green Belt agricultural land, both parts of the site are immediately adjacent to the Development Framework boundary, whilst the west boundary of the southern-most section is defined by an Important Countryside Frontage. If developed the site would account for a large proportion of the village size and create a new village edge to the east. The immediate surroundings consist of residential properties, a school, agricultural buildings, a road network, woodland and large arable fields. The site is well contained in most areas, except from the east where there is a more open character to the site. Development of this site or a proportion of the site may be acceptable in landscape terms subject to appropriate mitigation measures including buildings being sited to reduce their mass and minimise their impact on the wider landscape. Implementation of Green Infrastructure strategy will be key.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any agricultural/industrial development that could cause air pollution, or general combustion process above 20 MW energy input will require consultation with Natural England. The Bin 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 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	<b>Green</b>	<p>Within 50m of an 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>



Issue	Assessment	Comments
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The green corridor proposed in the south west corner of the site would avoid impacts to the Conservation Area and the setting of the Listed Building. Alternative layout could be more harmful.</p>
Archaeology	Amber	Cropmarks of late prehistoric and Roman settlement are recorded in the area
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: 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	Amber	The A428 corridor cannot accommodate large levels of growth. Multi-modal strategic solutions are required to unlock growth. The Highway Authority will, therefore,



Issue	Assessment	Comments
		<p>not allow a development which generates a severe impact on the Highway Network.</p> <p>This development is also 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. Local capacity assessments are likely to show local junctions are over capacity without the 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	Reasonably 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: 67% Grade 2; 33% 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 Harm of Green Belt Release	-	<p>Parcel ID: HA5; HA4; HA7; HA8</p> <p>High; Moderate High; Moderate</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	19
Estimated dwelling units	500
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

# 25 St Neots Road, Hardwick, CB23 7QH

Site Reference: 51656

Map 364: Site description - 25 St Neots Road, Hardwick



## Site Details

Criteria	Response
Site area (hectares)	1.74
Parish or Ward	Hardwick 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	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	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  Wholly within 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	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is atypical of the landscape character. The site contains units and open hardstanding storage areas  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is located to the south of an existing linear residential development, outside the Development Framework boundary and within the Green Belt. It consists of existing units with hard standing, open storage space and grassed areas. Large open agricultural fields are located to the east, south and west of the site. It is a rural location with access via St Neots Road. Whilst the site is not prominent in wide and local views, due to intervening vegetation, development in this location would have an adverse impact upon the settlement character and not respect the local rural characteristics.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Hedgerows, wooded boundaries, watercourses/wetlands, mosaic habitats and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Hardstanding likely to be of negligible ecological value. Buildings may support roosting bats (if suitable). Pond on site 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 show Iron Age and Roman cropmarks to the south 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: 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: 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>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>	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 2
Strategic Highways Impact	<b>Amber</b>	<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: HA4; 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 residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	45

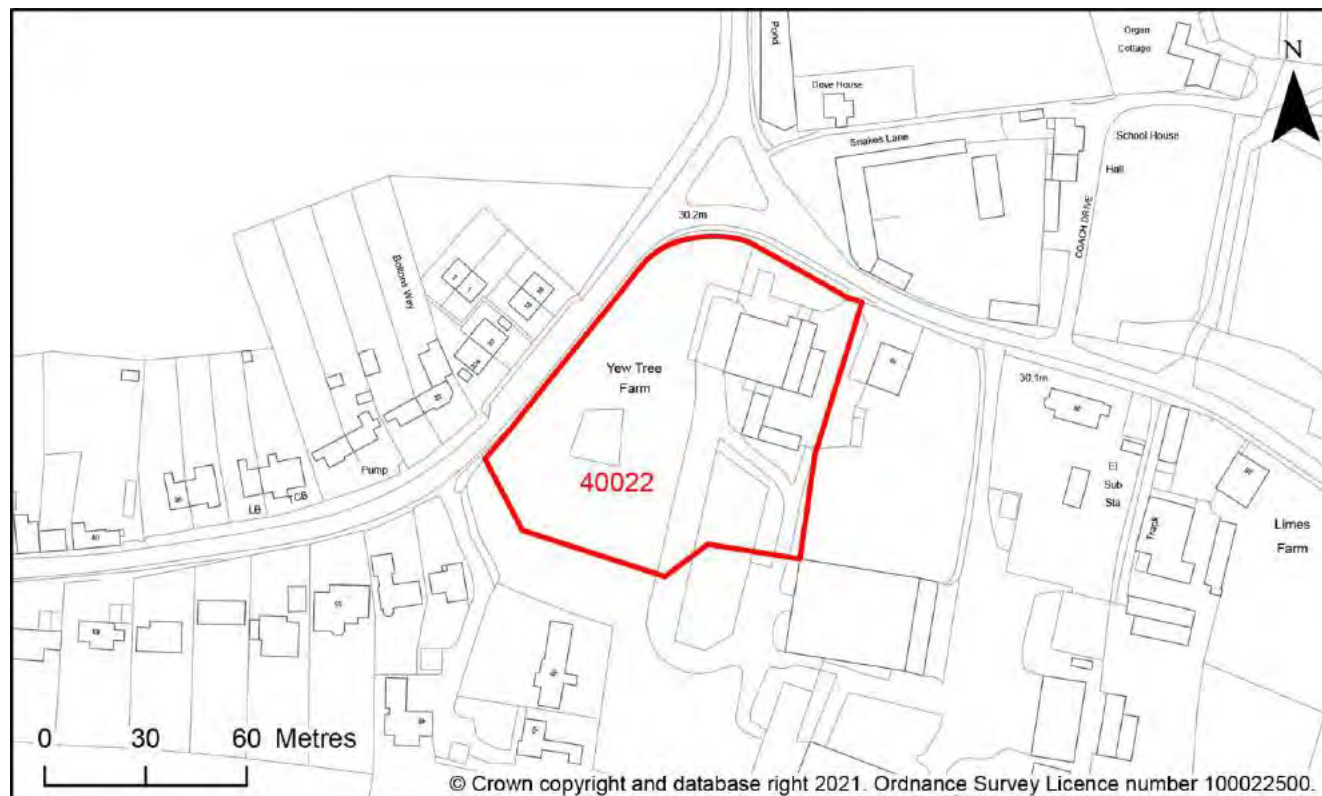
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at 16 High Street (Yew Tree Farm), Harlton, CB23 1ES

## Site Reference: 40022

Map 365: Site description - Land at 16 High Street (Yew Tree Farm), Harlton



## Site Details

Criteria	Response
Site area (hectares)	0.74
Parish or Ward	Harlton 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10-20

## 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>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (67%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Red	<p>site is just within the NCA 87 East Anglian Chalk boundary line with NCA 88. Site is generally typical of NCA87</p> <p>District Area: Western Claylands: The site is typical of the village type for the area, though the immediate rural surroundings are more generally associated with the Chalklands area. Significance of this village/site as a transition between character areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>Whilst there may potential for limited development around existing structures. The site is very open within the village affording a small green belt link separating one side of Harlton from the other, right through the centre of this site. The local plan has afforded the roadside edge of the farm with the designation NH/13 Important Countryside Frontage highlighting the local value on this open countryside aspect at the junction of</p>

Issue	Assessment	Comments
		the roads.
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 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>This is a historical farmyard and open grassland in the middle of Harlton village within the Conservation Area. Development on this site would be potentially harmful to the character of the village and the Conservation Area. Development would be visible from Manor House and Dove House and could have a detrimental effect on their setting. 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/.
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>

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.</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	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% 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: HR9; HR4  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	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

# Eversden Road, Harlton, CB23 1ET

## Site Reference: 40025

### Map 366: Site description - Eversden Road, Harlton



### Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Harlton 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, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-6

## 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>Partially within the Cambridge Greenbelt (98%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Amber	<p>site is just within the NCA 87 East Anglian Chalk boundary line with NCA 88. Site is generally typical of NCA87</p> <p>District Area: Western Claylands: The site is marginally atypical as there is a feeling that the immediate rural surroundings are more generally associated with the Chalklands area. Significance of this village/site as a transition between character areas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The proposed development would be in context with the existing development along Eversden Road and also the development on the other end of the village on Haslingfield Road/High Street. Any development would be required to be well screened, particularly with respect to the western approach and the formation of a new village edge and should respond to the local</p>



Issue	Assessment	Comments
		vernacular.
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 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	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	Possible Roman Villa recorded to the west of 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 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	Amber	Previous agricultural land use, with filled ground nearby. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 60% Grade 2; 40% Grade 3</p> <p>Electric overhead lines cross the site</p>
Strategic Highways Impact	Green	<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: HR6 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**

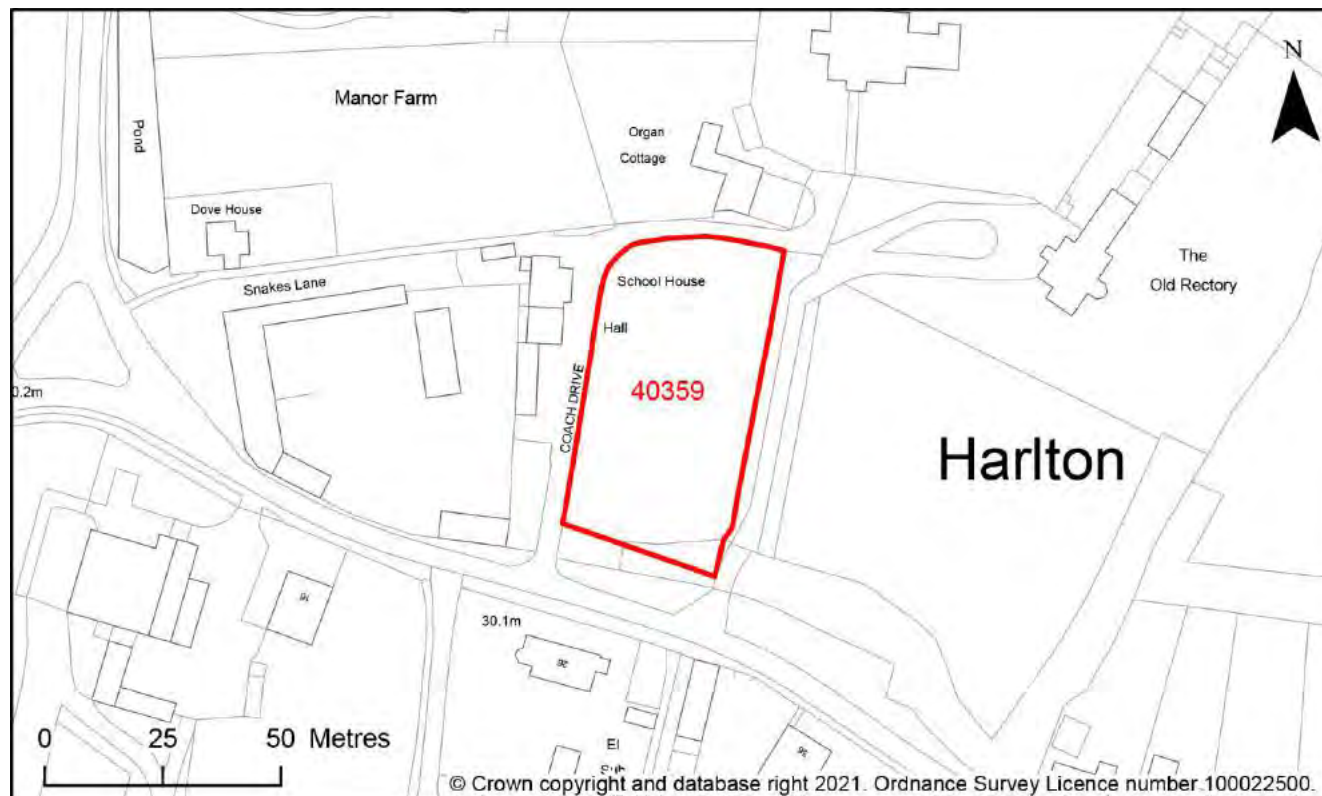
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	6

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 High Street, Harlton, CB23 1EN

Site Reference: 40359

Map 367: Site description - Land off High Street, Harlton



## Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Harlton 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	Recreation
Proposed development	Residential, Market and affordable 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	Primarily within Development Framework Within 200m of the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 49% lies in a 1 in 30 year event 65% lies in a 1 in 100 year event 87% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Primarily within a PVAA NCA 87 East Anglian Chalk 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 The site is a grass field bordered by mature trees, within the Village Development Framework boundary and designated as a Protected Village Amenity Area. Development upon this site would have a significant adverse impact upon the settlement character, local views and visual amenity. It would also have a significant adverse impact upon the Protected Village

Issue	Assessment	Comments
		amenity Area. Any development would be permanent and interrupt the views of the St Mary's Church, urbanise the rural open space and impact the important function (amenity role) within the village.
Biodiversity and Geodiversity	Amber	<p>All housing development will require assessment of increased visitor pressure on nearby SSSIs. All developments outside of existing settlement boundaries would require consultation with Natural England. Site is under 4km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Habitat protection/provision to be considered but is feasible at the site. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality would need to be assessed. Pond within 100m may support great crested newt. Bat roost 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	Red	<p>Within 50m of an Amenity Green Space</p> <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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Would adversely affect setting of Grade I church and 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>
Archaeology	Amber	Located in the historic village core to the south of the medieval parish church.

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 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>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 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: 98% Grade 2; 2% 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:

## 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.

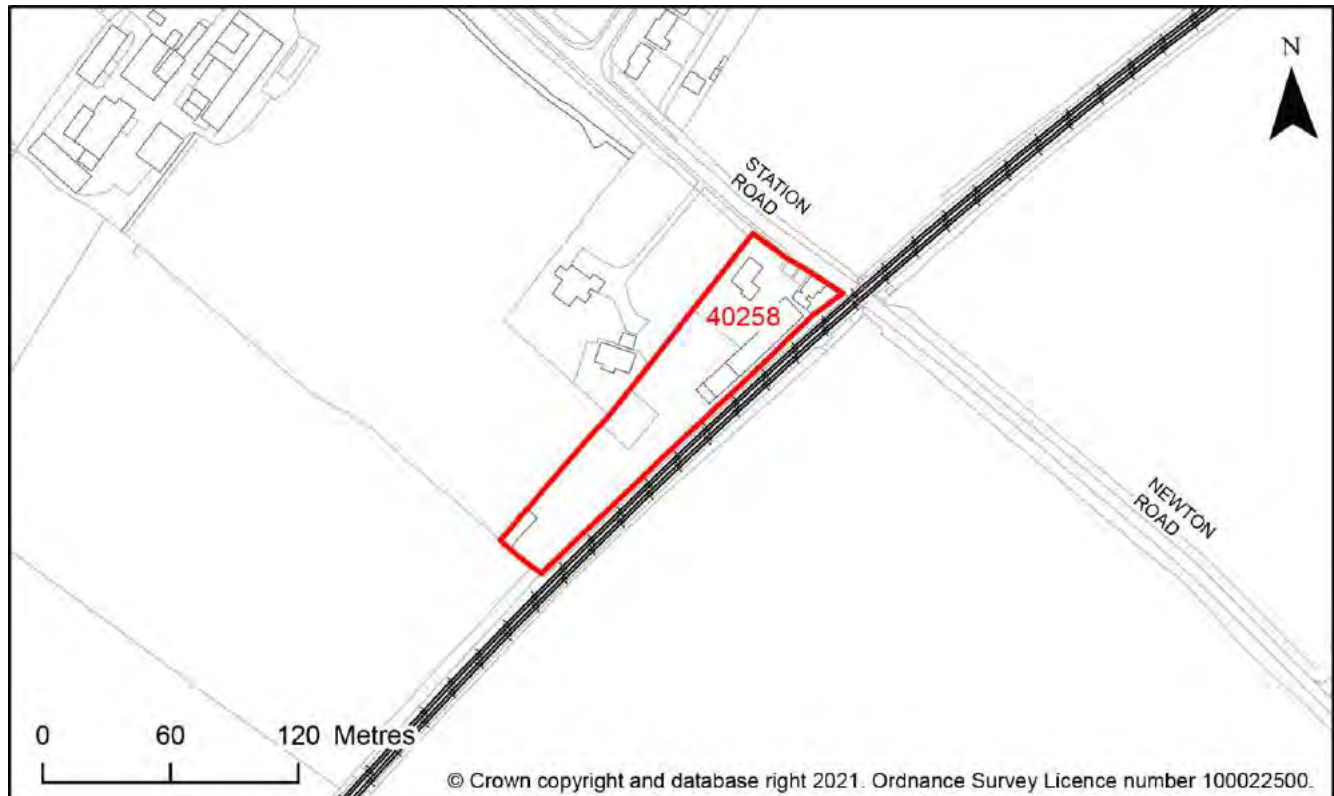
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	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

# SIG Roofing site, Station Road, Harston, CB22 7QP

Site Reference: 40258

Map 368: Site description - SIG Roofing site, Station Road, Harston



## Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Harston 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	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	NCA 87 East Anglian Chalk  District Area The Chalklands The site is atypical of the landscape character. rather than large open agricultural fields the site is a works with an isolated dwelling  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Wide views are limited due to boundary vegetation however, local views are medium particularly from the north west of the site Royston Road. Development of this site would have a significant adverse impact upon the local landscape character. It would not reflect the isolated or scattered approach of dwellings found outside the village settlement, urbanise the rural landscape and encroach into the countryside.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary trees and hedgerows may be of ecological value. Buildings may support roosting bats (if suitable)

Issue	Assessment	Comments
		<p>so surveys and mitigation would be likely to be required.</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 late prehistoric or Roman site 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 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: 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	<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 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.
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	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: HS9; HS10</p> <p>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 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	19
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

# 180 High Street, Harston, CB22 7QD

## Site Reference: 40279

### Map 369: Site description - 180 High Street, Harston



### Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Harston 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10



## 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  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  60% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 87 East Anglian Chalk  District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development would have a neutral impact to the settlement character and with appropriate landscape mitigation measures even enhanced.
Biodiversity and Geodiversity	Amber	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 redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and

Issue	Assessment	Comments
		<p>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	Area likely to have been developed from the late medieval or post medieval period
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: 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	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		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	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:

**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.

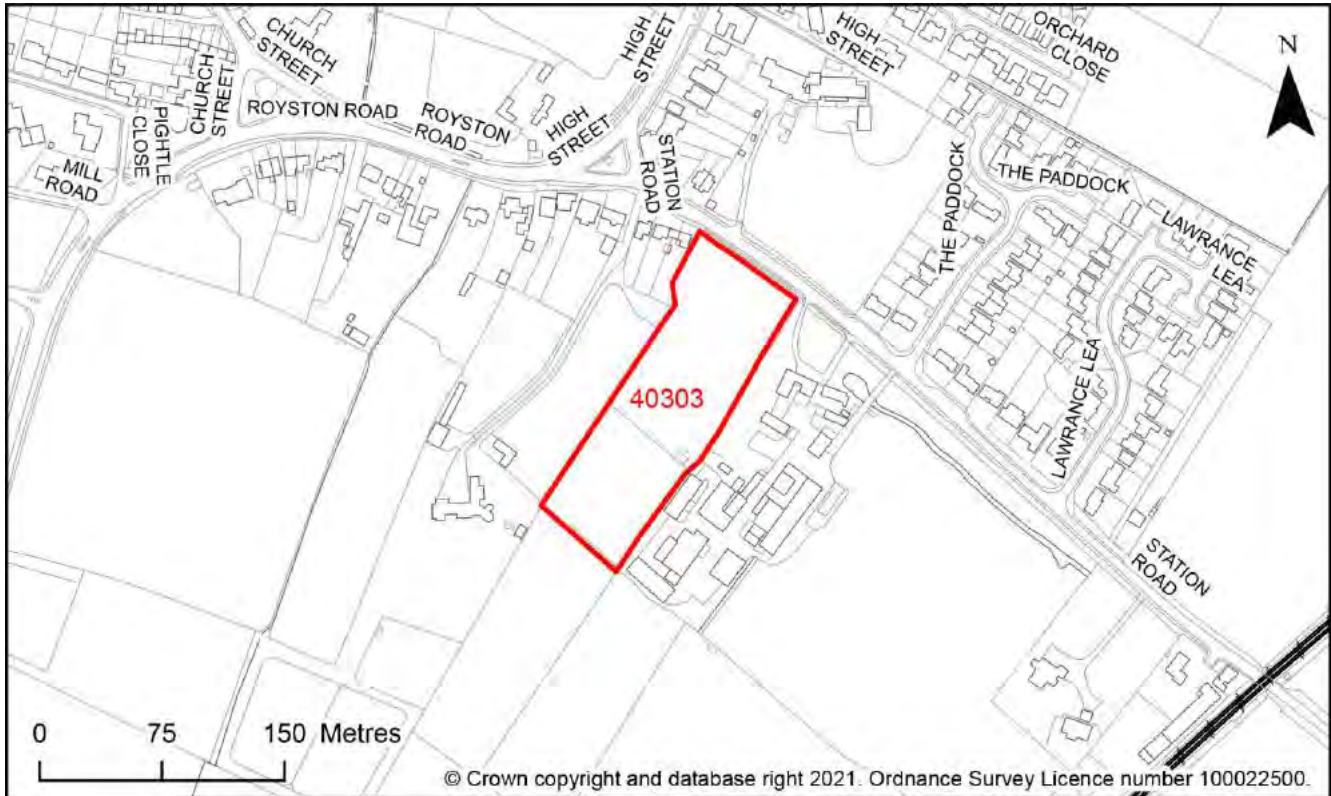
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	41
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 south of Station Road, Harston, CB22 7PP

## Site Reference: 40303

### Map 370: Site description - Land south of Station Road, Harston



### Site Details

Criteria	Response
Site area (hectares)	1.27
Parish or Ward	Harston 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, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	22

## 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: 2% lies in a 1 in 100 year event  12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<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 - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The station road frontage is an Important Countryside Frontage (NH/13). Development upon this site would have a significant adverse impact upon the Important</p>

Issue	Assessment	Comments
		Countryside Frontage and compromise all or part of its purpose. It would also permanently erode the open buffer space between existing built form, encroach into the landscape and urbanise the rural characteristics. Even with a reduction in residential numbers the harm to the Important Countryside Frontage would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. No apparent priority habitat; however, there are hedges within the boundary which will likely 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 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>Development of 22 dwellings would have some impact on setting of the Grade II listed Hall; however, the impact could be reasonably mitigated with careful consideration of layout, design and landscaping.</p>
Archaeology	Amber	Cropmarks of enclosures and linear boundaries known 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: 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>

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>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	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: HS9; HS10  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.

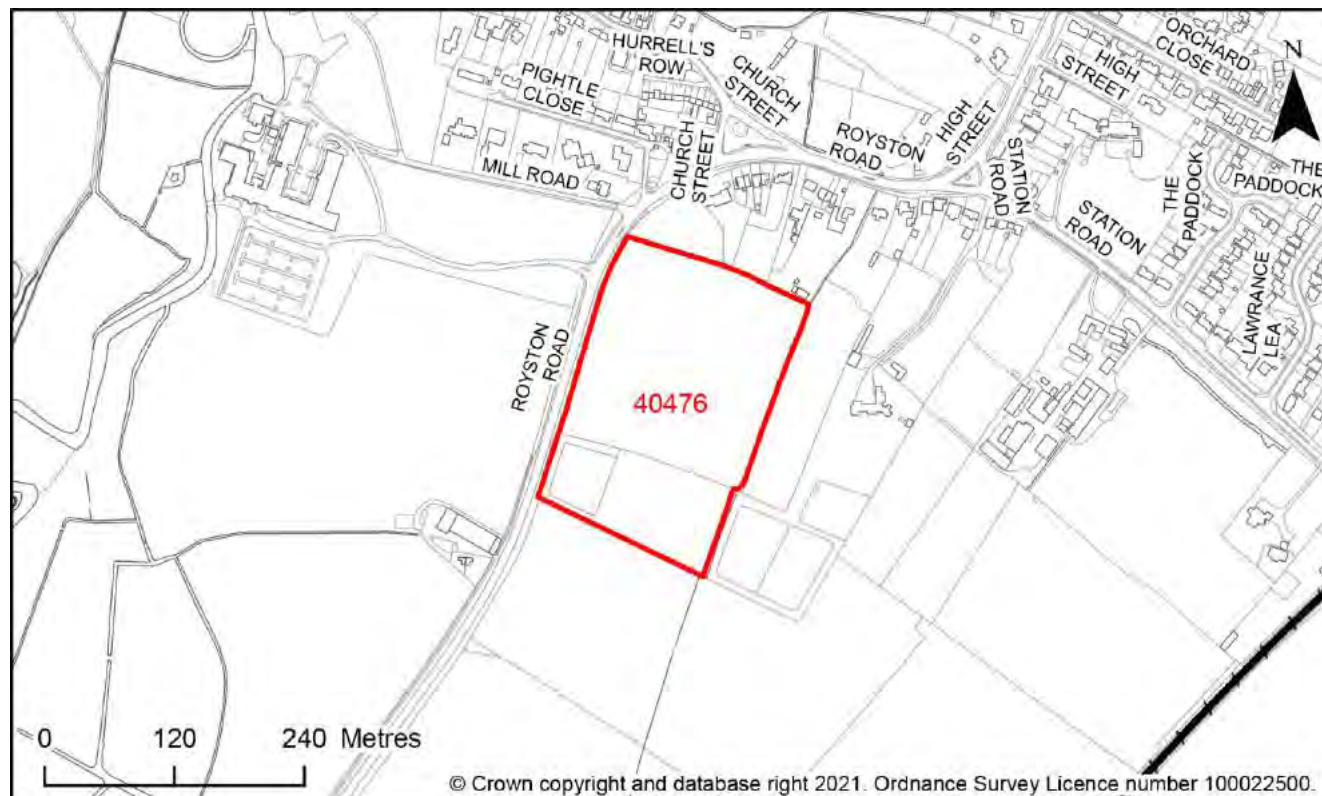
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	17
Estimated dwelling units	22
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 Royston Road, Harston, CB22 7NH

Site Reference: 40476

Map 371: Site description - Land at Royston Road, Harston



## Site Details

Criteria	Response
Site area (hectares)	4.70
Parish or Ward	Harston 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, Public open space, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	145

## 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: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  3% lies in a 1 in 100 year event  25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Development upon this site would have a moderate adverse impact upon the settlement and local landscape character. However, with a sympathetic development reflecting the existing settlement characteristics this harm could be reduced significantly. Typical landscape mitigation measures would include the following: reduction in unit numbers, a significant landscape buffer to be included upon the southern and eastern boundary, the existing boundaries to be protected, retained and gaps infilled, the layout of the new development to reflect and respect the local

Issue	Assessment	Comments
		settlement characteristics, development to be offset from the eastern and southern boundaries to reduce harm to the adjacent landscape and a well treed approach to be included to filter the development from long distant views.
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	Green	<p>Within 100m of a Scheduled Monument</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 enclosures and linear boundaries 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> <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>

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>A new vehicular access site will need to be provided for the proposed development. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be provided for the proposed development.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Need to consider walking and cycling links into Harston 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	<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	-	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: HS9; HS10  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

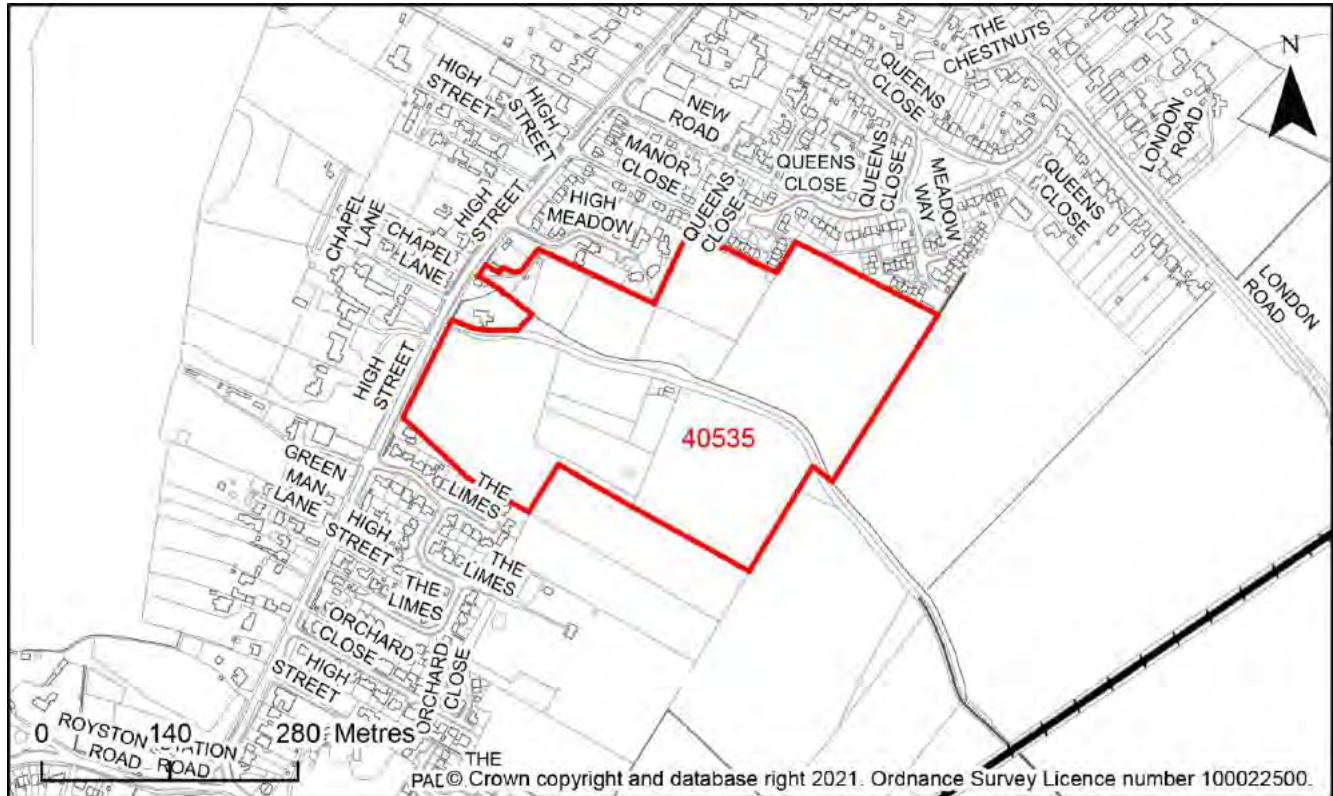
Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	145
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# The Drift, Harston, CB22 7NG

Site Reference: 40535

Map 372: Site description - The Drift, Harston



## Site Details

Criteria	Response
Site area (hectares)	12.45
Parish or Ward	Harston 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, Education, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	860
-------------------------------	-----

## 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  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 100 year event  11% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  NCA 87 East Anglian Chalk  District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This site lies outside and abutting the village settlement framework. Wide views are limited however, local and amenity views are high due to lack of vegetation particularly to the west and north of the site. Development upon this site would have a significant adverse impact to the settlement character and the Important Countryside Frontage (ICF). It would be an encroachment into the countryside and permanent. A

Issue	Assessment	Comments
		significantly reduced development to the north of the site may be acceptable subject to appropriate landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Consultation with Natural England would not be required. Harston Orchard County Wildlife site is adjacent to the southern boundary. The CWS will need to be protected i.e. by a suitable buffer from the site. Site design would need to seek opportunities for orchard and species-rich grassland creation. Grassland, hedges, trees, drains and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. 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	<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>The listed buildings opposite the site are set back from the A10 with trees and hedging to their front. Any development of the site should be aware of the constraints of the listed buildings, but it would be expected that the impact could be mitigated by careful design of the site.</p>

Issue	Assessment	Comments
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 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: 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 has potential to connect to Cambridge by sustainable means. The site must connect into the Melbourn Greenway which will provide a high quality walking/cycling link into Cambridge. There are existing capacity issues onto the A10, specifically at the M11 junction 11 which will need to be considered. To reduce the site's impact, sustainable modes should be promoted.</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. 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 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: HS6; HS5; HS4; HS8 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.

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	40
Estimated dwelling units	498
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 off High Street, Harston, CB22 7PZ

Site Reference: 47889

Map 373: Site description - Land off High Street, Harston



## Site Details

Criteria	Response
Site area (hectares)	1.34
Parish or Ward	Harston 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8-34



## 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 (1%)
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	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This is small site located to the west of the village of Harston. It is both within and outside the village settlement framework. Wide and local views are negligible due to low lying landscape and intervening trees and hedgerows. Development upon this site would have a neutral impact to the landscape character and with landscape mitigation measures the impact would be enhanced.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Unlikely to impact on designated sites. Boundary hedgerows, trees 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. 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	Red	<p>Within 100m of a Listed Asset</p> <p>The existing house on frontage, which would need to be demolished /part demolished to allow access to site, abuts a Listed Building. The setting of the Listed Building would be adversely affected by this and large number of buildings to its rear. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in historic core of the 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 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>

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	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	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</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS17 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	34

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

# 131 High Street, Harston, CB22 7QD

Site Reference: 52689

Map 374: Site description - 131 High Street, Harston



## Site Details

Criteria	Response
Site area (hectares)	0.46
Parish or Ward	Harston 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	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, 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	6

## 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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  A linear shaped site located within the village of Harston partially within and outside the settlement framework. Wide and local views are limited due to intervening built form and settlement edge woodland. Development upon the site would have a limited impact to the landscape character and views. With a sympathetic approach to landscape mitigation this

Issue	Assessment	Comments
		impact would be beneficial.
Biodiversity and Geodiversity	Green	<p>No impact on sites designated for nature conservation. Trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as nesting birds. Buildings may be suitable to support roosting bats; surveys and mitigation will need to be included, but appears to be entirely feasible. Otherwise, site 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 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	Rectilinear cropmarks are known to the west of the 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 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>

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 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	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	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:

### **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**

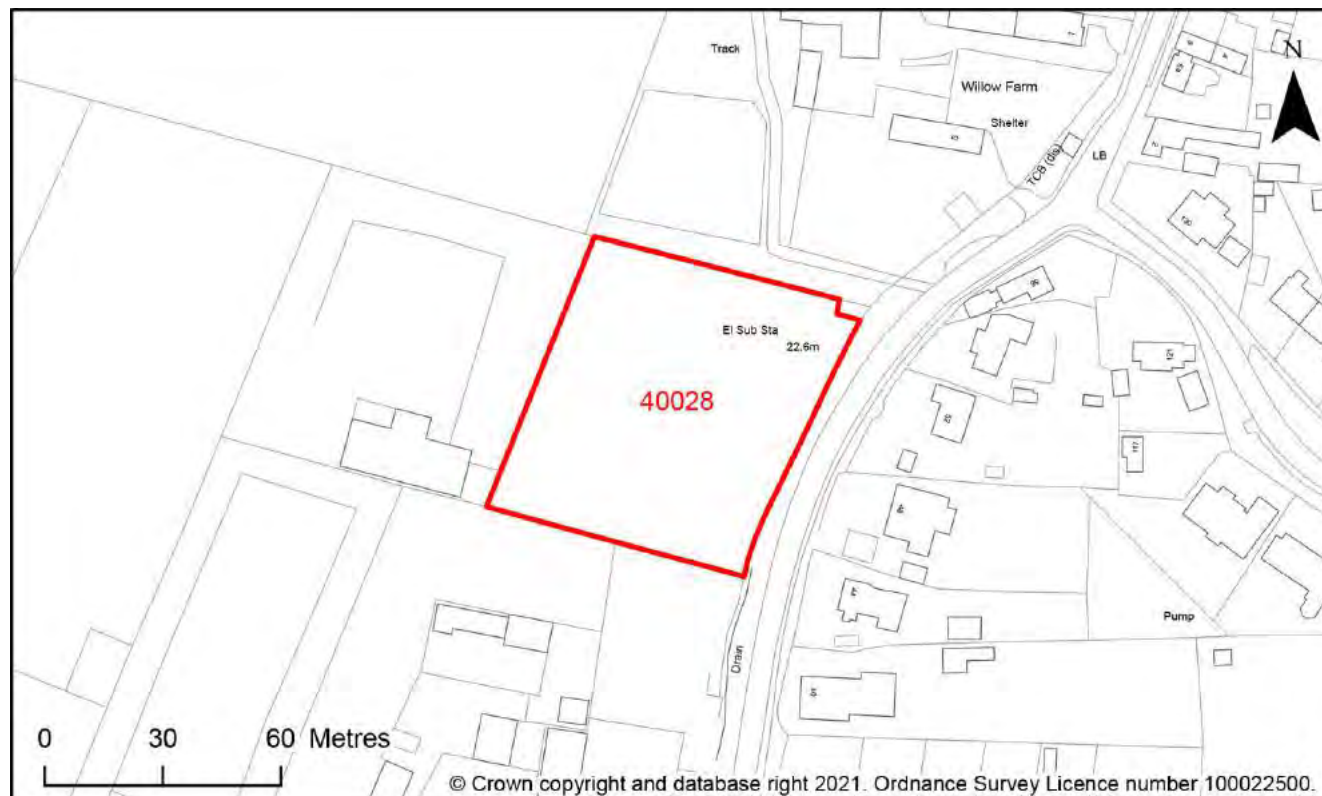
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	6
Estimated employment space (m <sup>2</sup> )	-

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

# Land west of Church Street, Haslingfield, CB23 1JE

Site Reference: 40028

Map 375: Site description - Land west of Church Street, Haslingfield



## Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Haslingfield 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	Mixed Use, Market and affordable housing, Office, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
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	<p>Primarily outside Development Framework</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Wholly within the Lord's Bridge Restricted Zone</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	Green	<p>TPO on-site</p> <p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Western Claylands, the site is typical of the local character with well-defined village 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> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>Development on this site would essentially infill and continue development along Church Street. To continue the existing pattern along this road development ought to be set back considerably from Church Street, and must reflect the density and pattern</p>

Issue	Assessment	Comments
		of the existing village.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England Consultation. The site appears to have been left unmanaged for a number of years and has become rank grassland. There are no apparent priority habitats within the site; however there are grasslands, scrub 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 boundary 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	<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 west edge of 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: 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>

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	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	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</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HL14 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	10
Estimated dwelling units	5

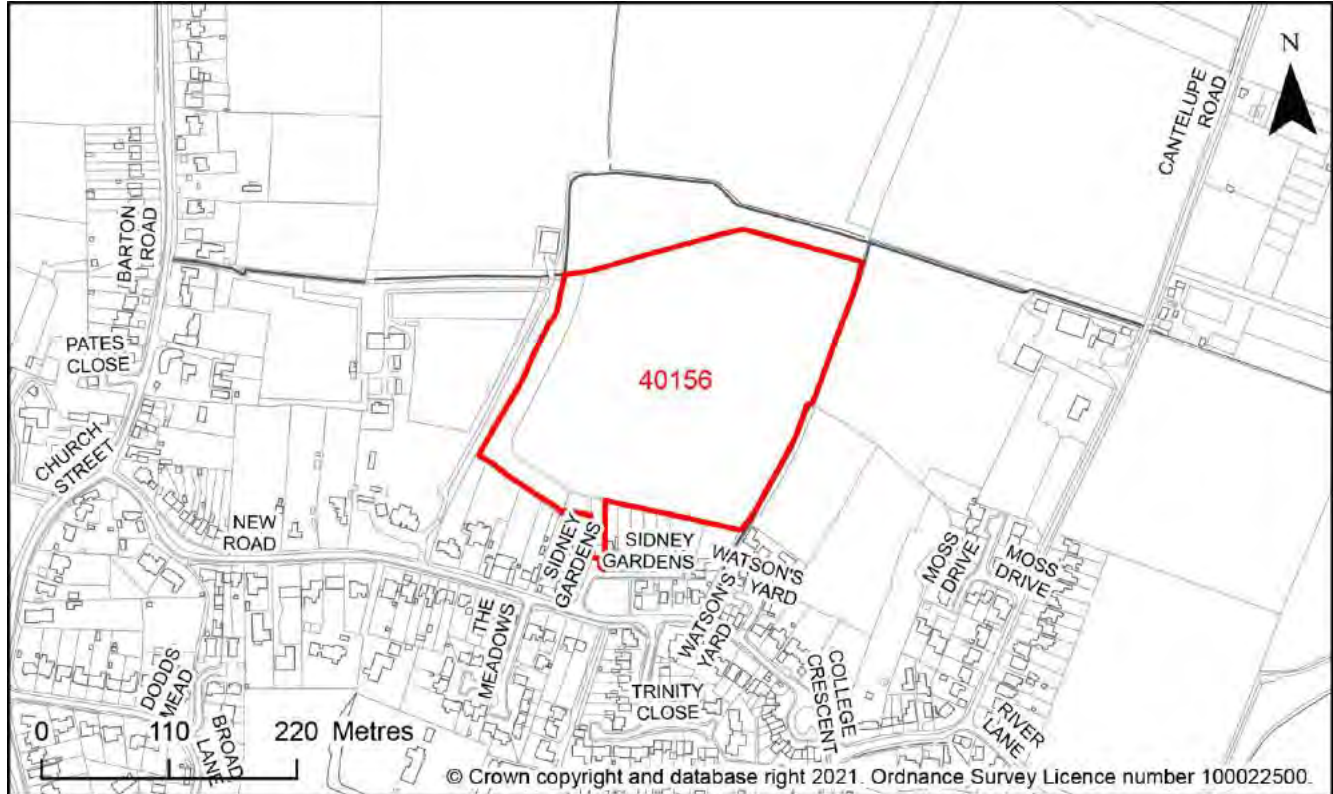
Estimated employment space (m <sup>2</sup> )	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Sidney Gardens, Haslingfield, CB23 1NA

Site Reference: 40156

Map 376: Site description - Land north of Sidney Gardens, Haslingfield



## Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Haslingfield 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, 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>	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>	<p>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (99%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	<b>Amber</b>	<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	<b>Red</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Western Claylands, site is typical of the local character with well-defined village 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> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p>

Issue	Assessment	Comments
		This is a large site abutting the northern edge of the development framework for Haslingfield. Development would result in an obtrusive extension into the countryside causing harm to the Landscape character of the area as well as the form and character of the village. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Site likely to be of low ecological importance, except boundary hedgerows and copses which may be Habitats of Principal Importance/priority habitat and of high ecological value. Building may have potential to 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 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 Listed Asset</p> <p>Inconsistent with the layout of the village, however, no direct heritage impact.</p>
Archaeology	Amber	Located on the northern edge of the historic village core. Evidence for the Saxon settlement of the village is 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>

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>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 development must promote sustainable travel towards Cambridge and consideration into how the development will link to the proposed Haslingfield Greenway. Capacity assessments at local junctions 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>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 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: HL2; HL3  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	113
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 north-east of No. 70 Barton Road, Haslingfield, CB23 1LL

**Site Reference: 40512**

**Map 377: Site description - Land north and north-east of No. 70 Barton Road,  
Haslingfield**



## Site Details

Criteria	Response
Site area (hectares)	0.95
Parish or Ward	Haslingfield 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, Specialist/other forms of housing, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	15-16

## 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: 4% lies in a 1 in 30 year event  13% lies in a 1 in 100 year event  33% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Western Claylands  The site is typical of the local character with well-defined village 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.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands



Issue	Assessment	Comments
		This small but long site on the edge of the village. Development would continue some linear development and sprawl along Barton Road which is not encouraged as it will alter the form of Haslingfield. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. Some of the site is registered as priority deciduous woodland on the 2014 National Forest Inventory and will require surveys. There are no other apparent priority habitats within the site; however, there are brash piles, 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 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 the listed building immediately to the south. Very Careful layout and landscaping is required to avoid harm.</p>
Archaeology	Amber	Area likely to have been developed from the late medieval or post medieval period
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>

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>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	<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 3
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: HL2; HL19; OA10  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
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.

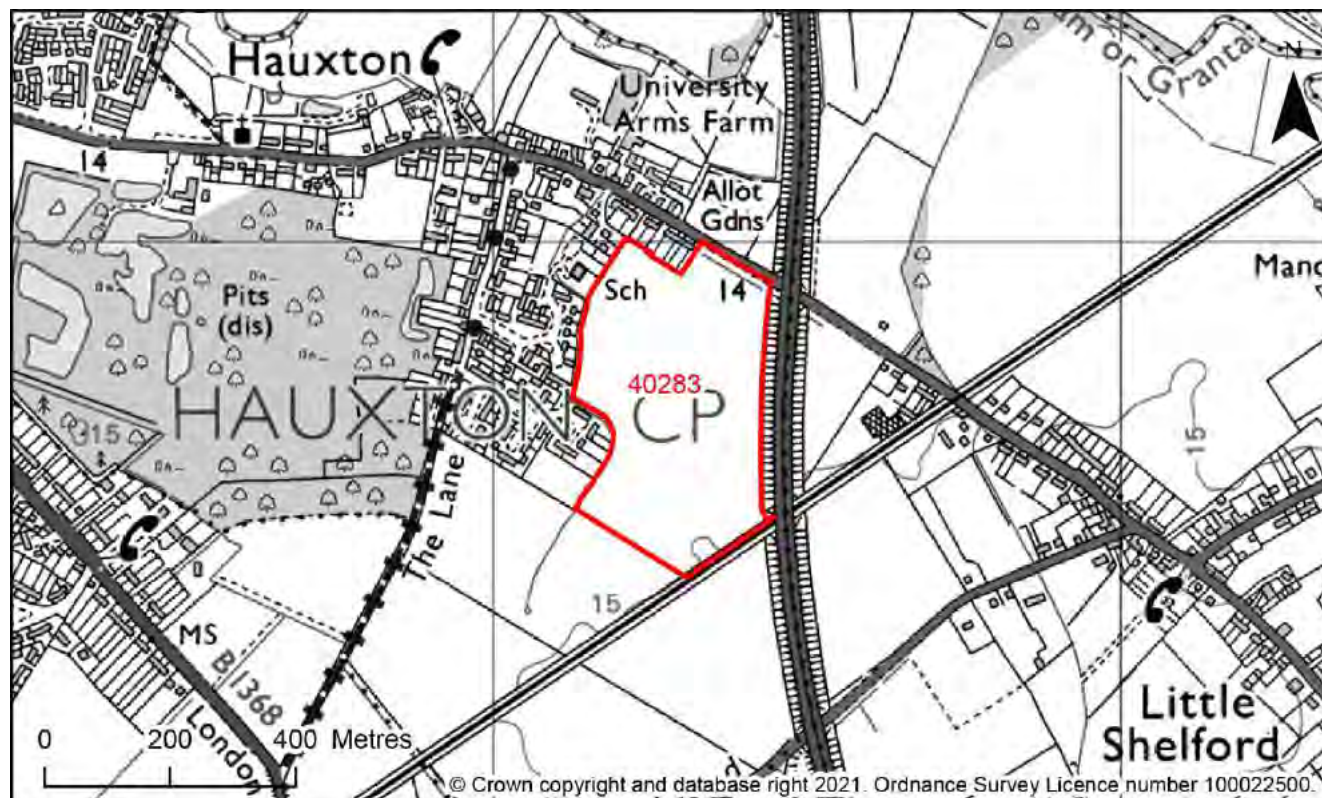
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	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 south of High Street and west of M11, Hauxton, CB22 5HW

Site Reference: 40283

Map 378: Site description - Land south of High Street and west of M11, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	12.80
Parish or Ward	Hauxton 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, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	350
-------------------------------	-----

## 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  3% lies in a 1 in 100 year event  10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, and has a rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This large site on the east edge of Hauxton, if developed, would effectively double the size of the main village of Hauxton. Development would encroach on the gap which provides valuable landscape

Issue	Assessment	Comments
		buffering between the main settlement and the M11. Overall, the potential scale of development would cause irreversible harm to the character of this very small village. The development framework boundary should be considered with higher value as development to the edges would harm the character of the landscape surrounding the village as well as the character of the village itself.
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Boundary hedgerows and drains may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species but could be retained. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</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 Designated Local 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 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	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have no impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Previous evaluation has identified features in the site relating to the medieval 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>



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 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>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>There are proposed improvement works for M11 Junction 11 which will have to be taken into consideration. Due to the edge of village location, this site will have to consider connectivity and encourage sustainable modes. Consideration for any committed or allocated sites near to the site will have to be taken. Due to the site's location to Cambridge the Highway Authority would expect the site to promote walking and cycling.</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>Amber</b>	<p>Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation</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: HX7; HX6; OA8  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.

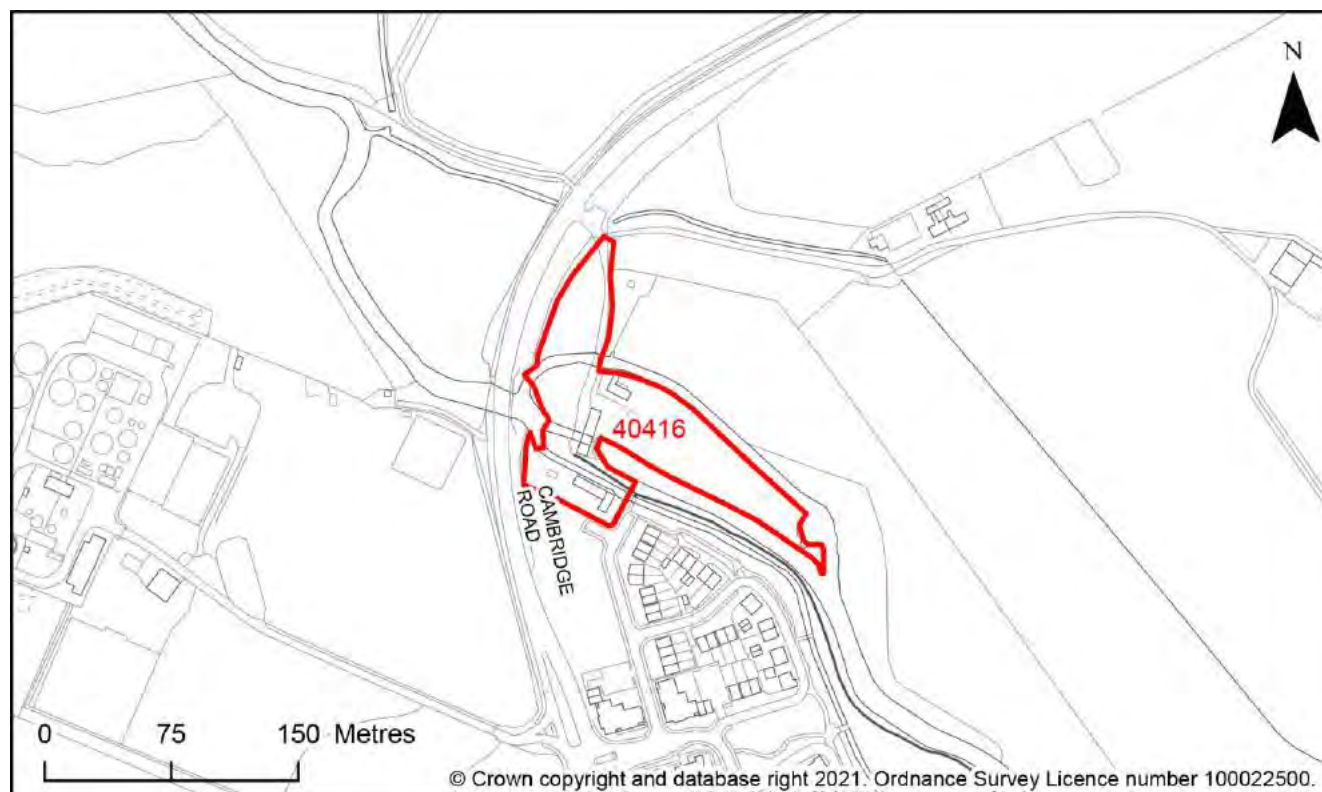
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	350
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

# Hauxton House, o2h SciTech Park, Cambridge, CB22 5HX

Site Reference: 40416

Map 379: Site description - Hauxton House, o2h SciTech Park, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Hauxton 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	Vacant/derelict land
Proposed development	Non-Residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	2500

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  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation  Partially within the Cambridge Greenbelt (86%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (92%)  Partly in Flood Zone 3 (10%)  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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality but it does have a semi-rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands

Issue	Assessment	Comments
		<p>The site comprises part of the River Cam, part of a woodland, hardstanding which forms part of a car park and three Listed Buildings. The River Cam divides in the west, looping around the site before re-joining in the east and enclosing the site. The site is within the Green Belt and outside the Development Framework boundary and lies mostly inside a County Wildlife Site. Most boundaries benefit from an extremely good level of vegetation cover and the site has an enclosed woodland character. Development of any type in this location is not feasible and is inappropriate. The site is in the countryside and preservation of the rural countryside character is important. The woodland should be retained as it acts as landscape buffer and is key in screening views from the River Cam outwards., as well as providing an enclosed landscape character for the river setting.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>Within 40m of Improved Landscaping</p> <p>Application unlikely to require Natural England consultation. The River Cam County Wildlife Site runs through the site. It is cited for its relatively unpolluted and not overly canalised stretches as well as stands of pollard willows. There are potential priority habitats within the site as the wooded areas have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. Previous applications on this site have proposed renovating the current buildings and not building additional structures. If that is still the proposal then the site can be assessed as Amber; however, if the buildings are to be demolished and significant habitat removed, this site should be assessed as Red. There are no other apparent priority habitats within the site; however, there are buildings grasslands, wooded areas, 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>

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	<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	Red	<p>Listed Asset on-site</p> <p>Development would result in a severe adverse impact on the setting of the Listed Mill, and potentially, cause harm to the Listed Building itself, such impacts could not be reasonably mitigated.</p>
Archaeology	Amber	<p>The Mill is recorded as dating from the 18th century, but the site has probably been in use for considerably longer with potential for remains of medieval or earlier mills to survive.</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 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: 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>

Issue	Assessment	Comments
		The proposed site is acceptable in principle subject to detailed design.
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	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  Watercourse crosses the site  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: HX1; OA10  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**

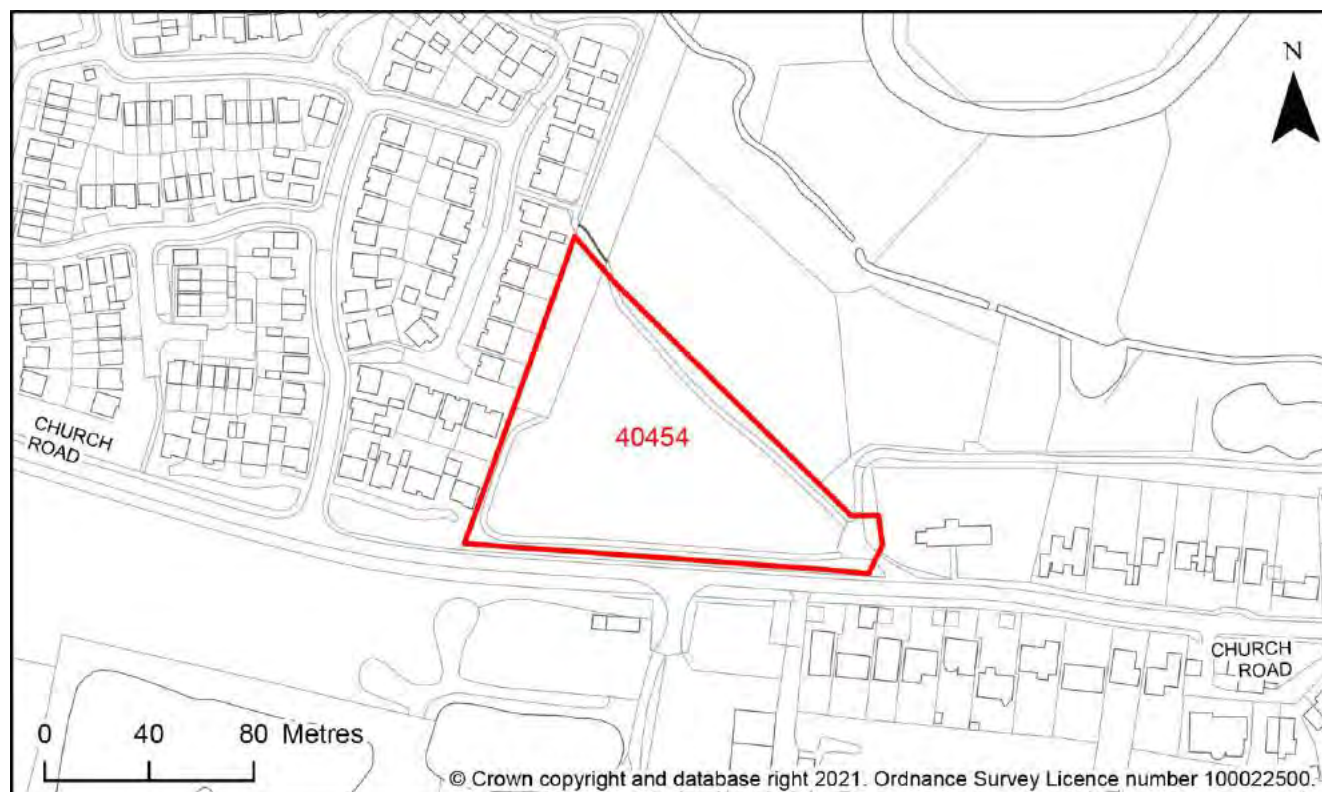
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Church Road, Hauxton, CB22 5HS

Site Reference: 40454

Map 380: Site description - Land north of Church Road, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Hauxton 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, 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	Amber	<p>Primarily 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	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is semi-typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>This is a small site. Development on this site would essentially bridge the gap between the village and development outside of the framework boundary to the west. Development here would do well to retain the trees along the western boundary they are key in screening views. The site is in the countryside and preservation of the rural countryside character is</p>

Issue	Assessment	Comments
		important. The site acts as a green gap between the modern development to the west and the historic core of the village and serves an important purpose in that regard, to retain the character and setting of the villages.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No potential impacts on designated sites. Boundary and adjacent habitats including hedges, woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of low ecological value. Pond within 160m 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	Red	<p>Within 100m of a Listed Asset</p> <p>Retention of the gap site is essential to preserving rural setting of the Grade I Listed Building. Development of the site would be highly likely to harm its significance through erosion of setting as a contributor to significance. The harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic village core to the west of the medieval parish church. Finds of Roman date are also known 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 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: 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	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	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>Public Right of Way is on or crosses the site</p>

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: HX10  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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	29
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

**Site Reference: 45674**

0 130 260 Metres

CHURCH ROAD

CHURCH ROAD

CHURCH ROAD

RIDDY CLOSE

HAWTHORN AVENUE

THE LANE

LONDON ROAD

FIELD VIEW

CAMBRIDGE ROAD

HIGH STREET

45674

© Crown copyright and database right 2021. Ordnance Survey Licence number 100022500.

Criteria	Response
Site area (hectares)	2.63
Parish or Ward	Hauxton 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	Woodland/orchard, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Residential care home, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<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>	<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	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 8% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, it does however have a rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The site comprises a L shaped piece of formally arranged orchard and woodland. Development here would link the two villages. Development of any type in this location is not feasible and is inappropriate. The</p>



Issue	Assessment	Comments
		site is in the countryside and preservation of the rural countryside character is important.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Application unlikely to impact on designated sites for nature conservation. Broadleaved native woodland, native hedgerows and habitat mosaic may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Plantation/coniferous woodland may be of low ecological value although may support nesting birds. Great crested newt may be present in nearby/adjacent ponds. 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	<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 prehistoric and Roman date known in the site and to the west
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 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>

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 to consider walking and cycling links into Hauxton and Harston with 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	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	Adjacent to a contaminated site. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 85% Grade 2; 15% Grade 3
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: HX10; HX8 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**

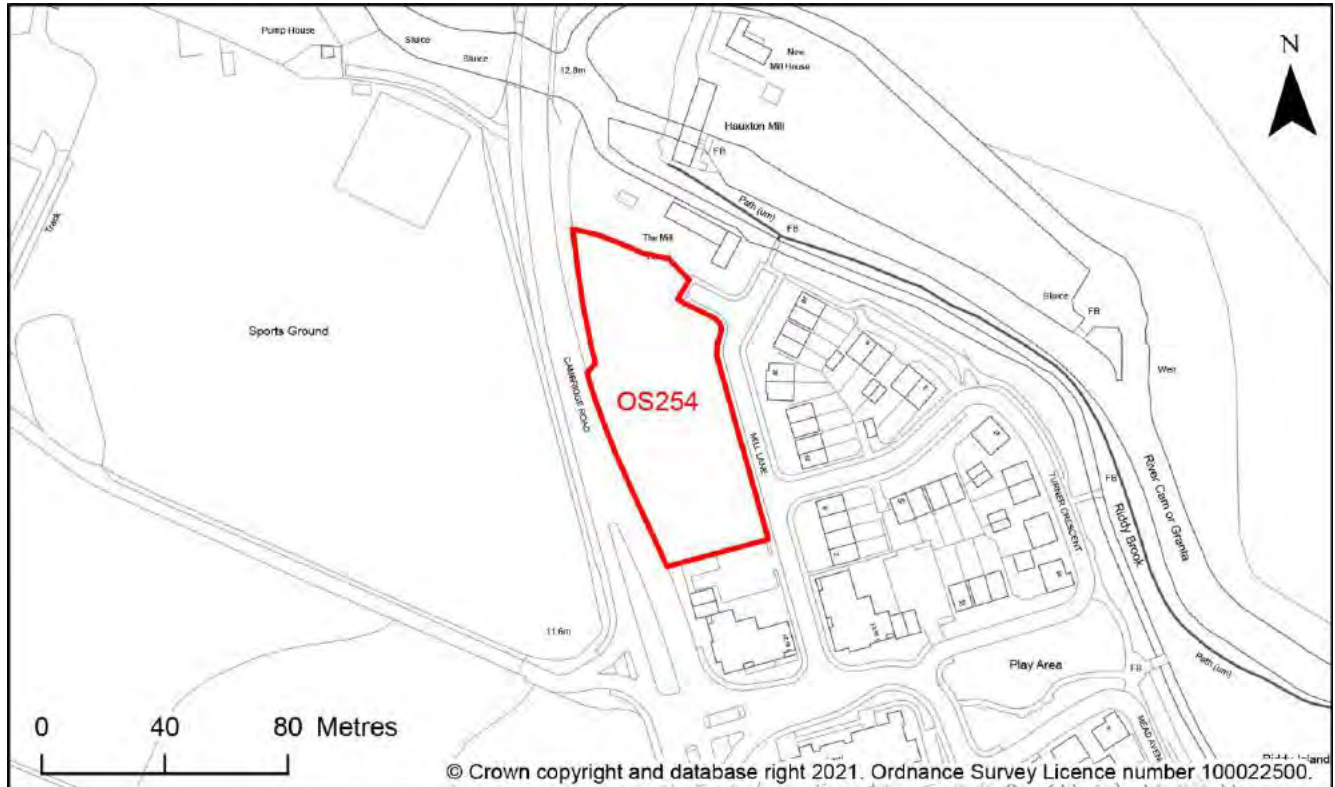
Capacity and Delivery	Response
Estimated dwellings per hectare	23

Estimated dwelling units	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

# Bayer CropScience Site, Hauxton, CB22 5

Site Reference: OS254

Map 382: Site description - Bayer CropScience Site, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	0.00
Parish or Ward	Hauxton 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	Non-residential, Office
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	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>7% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Forms part of exiting allocation, completion would have limited landscape impacts.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation.</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>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	Green	Site previously investigated as part of development of 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 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>

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 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	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
Constraints to development	-	<p>Agricultural Land Classification: 7% Grade 2; 93% Grade 3</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 8 - M11 North</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: HX2; HX1; HX10 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 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?	Land is known to be available. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

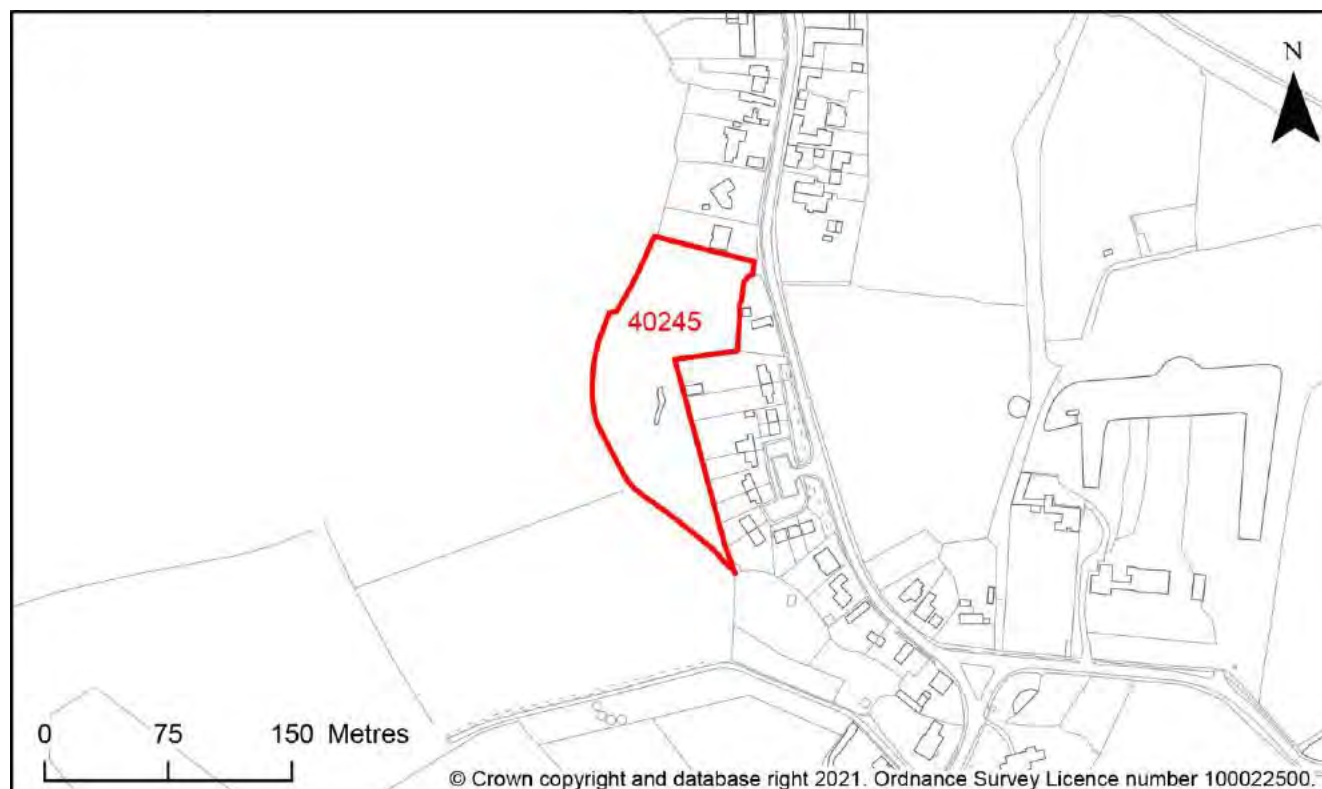
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	4000
Estimated start date	0-5 Years

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

# Land west of Fowlmere Road, Heydon, SG8 8QA

Site Reference: 40245

Map 383: Site description - Land west of Fowlmere Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Heydon 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, Custom or self build 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character with an enclosed site of pasture, but is surrounded by local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills</p> <p>The site is adjacent to the Conservation Area. There is Important Countryside Frontage along Fowlmere road (facing away from the site) which protects the significant connection between the street scene and the surrounding rural area, in this case the triangular village green in the centre. This area will not be compromised nor impacted by this site or development in this location. The site is edged by curving field boundary which forms the edge of the development framework both north and south of the site. The site has direct access to the Fowlmere Road and therefore would continue the frontage along this road which</p>

Issue	Assessment	Comments
		forms the very linear heart of the village. Development in this location must reflect density and pattern of the existing village. Retention of trees and hedgerows is required. Site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England unlikely to be required. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Grassland may be of ecological value. Pond within the site may support great crested newt. Mature trees 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Would affect the setting of the Conservation Area and a Listed Building (White Cottage), with a possible impact on setting of the 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 cannot be reasonably mitigated.</p>
Archaeology	Amber	Located on the north western edge of the historic village core.
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>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>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 3</p> <p>100% 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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	16
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 South of Heydon Lane, Heydon, SG8 8QB

Site Reference: 40249

Map 384: Site description - Land South of Heydon Lane, Heydon



## Site Details

Criteria	Response
Site area (hectares)	2.72
Parish or Ward	Heydon 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, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	31

## 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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.  Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills  The site, on the eastern edge of the village would also extend the village along Heydon Lane and would alter the form of the village from a very linear north-south pattern into on which adds an east-west arm. The site is also a typical form of the NCA and LCA and considered therefore to be important to the countryside/setting of the village. It is considered that the site is not appropriate for development
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required. No other designated sites nearby. Boundary habitats including hedgerows and mature trees and woodland to east may qualify as Habitats of Principal

Issue	Assessment	Comments
		<p>Importance/priority habitat. Otherwise site likely to be of low ecological value (arable). Pond within 10m may support great crested newt (if suitable). Trees 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>Would severely impact on settings of several 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	<p>Located in the historic village core to the south east of the medieval parish church.</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> <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>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	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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 2; 100% 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:

### **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	31
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

# South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham, CB21 6BT

**Site Reference: 40063**

**Map 385: Site description - South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham**



## Site Details

Criteria	Response
Site area (hectares)	1.75
Parish or Ward	Hildersham 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, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	10-14

## 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>National Character</p> <p>At National Level the site is situated within the National Landscape Character Area (NCA) 87 East Anglian Chalk. As defined within the Character Area the area is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. There 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. As defined within the Character Area the area broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and</p>



Issue	Assessment	Comments
		<p>large villages generally have a strong historic, linear form,</p> <p>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 is located abutting and outside the development framework. Long distant and local views are limited due to mature hedge line. Visual amenity views from the adjacent properties are limited due to boundary vegetation. 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	<b>Amber</b>	<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	<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>A reduction in scale to approximately 10 units to follow the existing settlement pattern to the north may be acceptable. 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 southern 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 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> <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.

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: 28% Grade 2; 72% Grade 3  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 = **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.

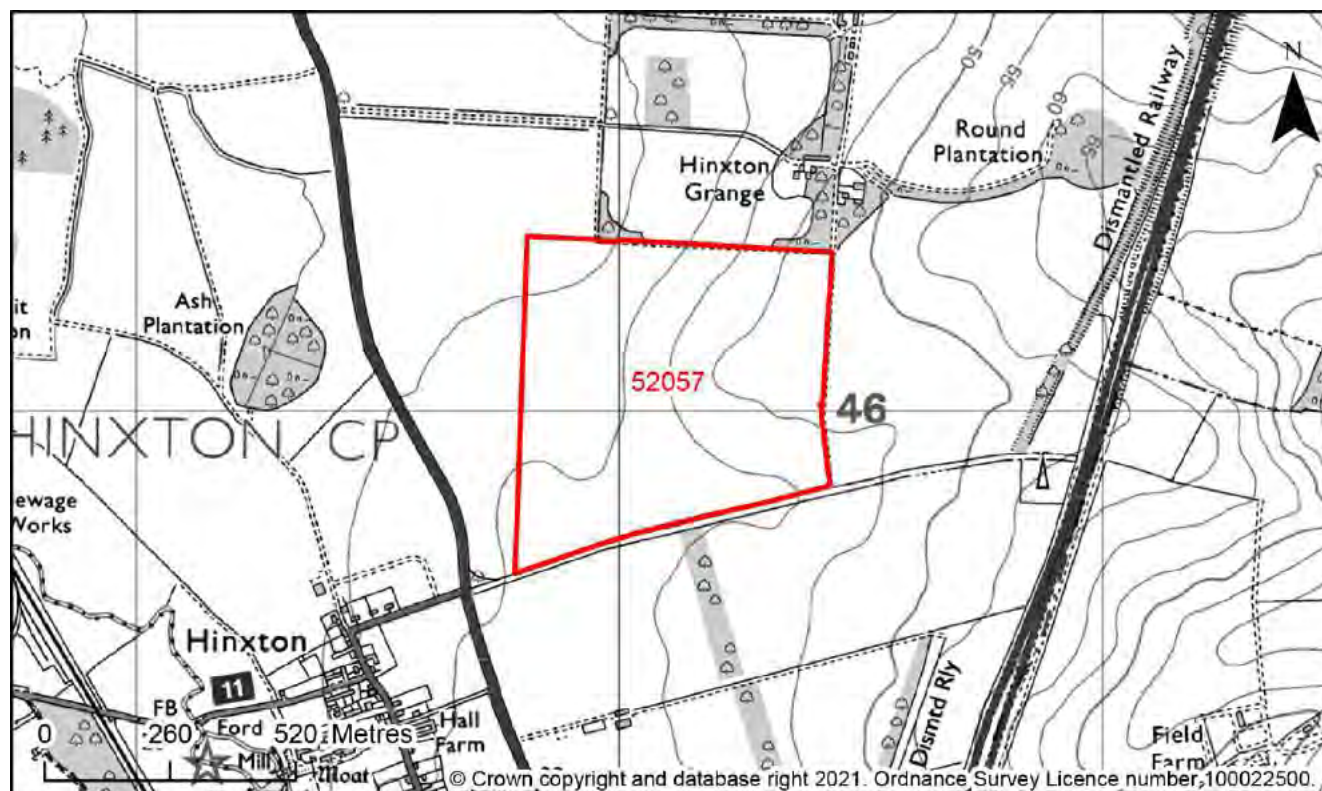
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
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 the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG

**Site Reference: 52057**

**Map 386: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)**



## Site Details

Criteria	Response
Site area (hectares)	37.29
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential

<b>Proposed development</b>	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>	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>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>	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a

Issue	Assessment	Comments
		significant adverse impact upon the landscape character. It would be an 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	Green	<p>Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland 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.</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	The site lies directly south and within the setting of the Grade II Listed Buildings and the grounds of Hinxton Grange, the setting of which makes a large contribution to its significance. Some development may be possible in the south-eastern corner of the site, with appropriate landscaping to mitigate the impact.
Archaeology	Amber	Ring ditch remains of Bronze Age burial mounds 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 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: 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 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	Non-residential use proposed and no prior history of development.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>5% lies in an EA Source Protection Zone 1; 84% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</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:

### **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**

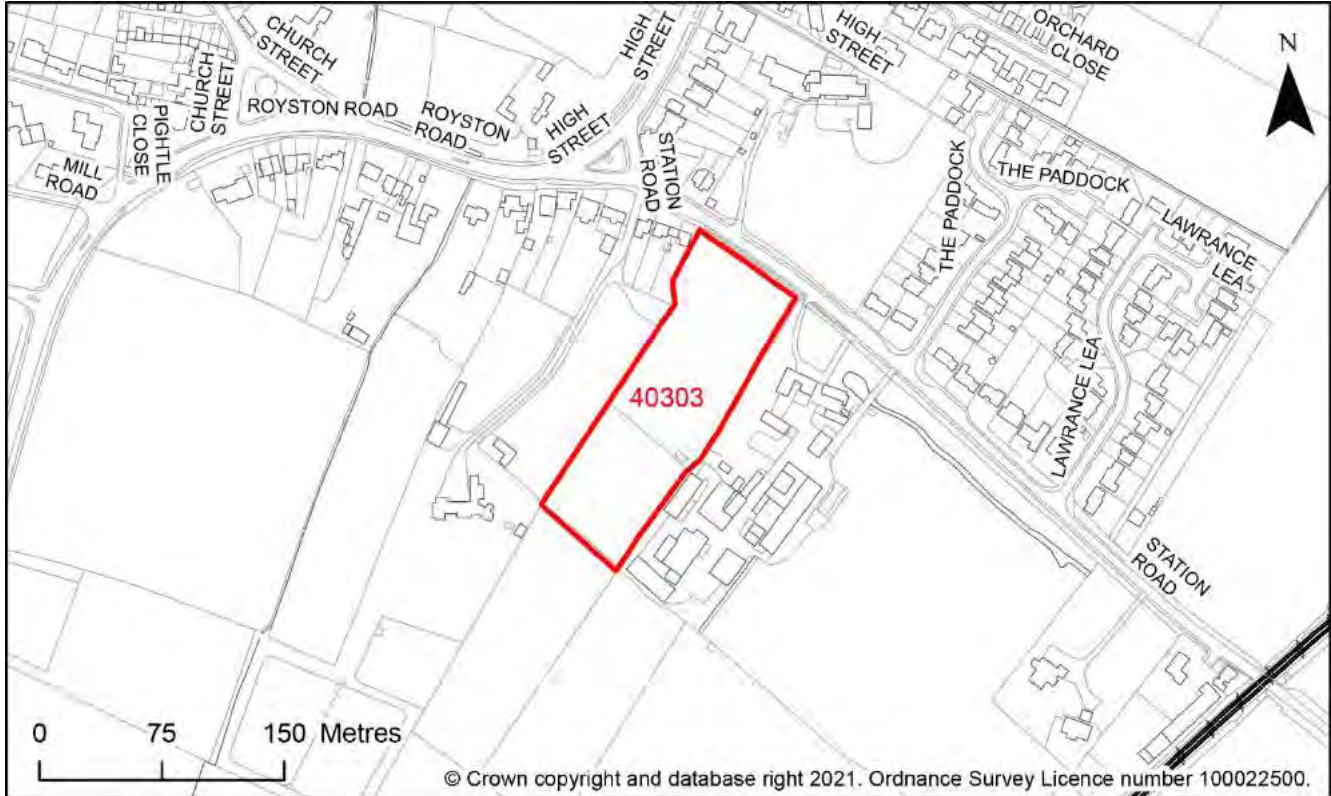
Capacity and Delivery	Response
-----------------------	----------

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	139550
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Station Road, Harston, CB22 7PP

Site Reference: 40303

Map 370: Site description - Land south of Station Road, Harston



## Site Details

Criteria	Response
Site area (hectares)	1.27
Parish or Ward	Harston 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, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	22

## 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: 2% lies in a 1 in 100 year event  12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<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 - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The station road frontage is an Important Countryside Frontage (NH/13). Development upon this site would have a significant adverse impact upon the Important Countryside Frontage and compromise all or part of its purpose. It would also permanently erode the open buffer space between existing built form, encroach into</p>

Issue	Assessment	Comments
		the landscape and urbanise the rural characteristics. Even with a reduction in residential numbers the harm to the Important Countryside Frontage would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. No apparent priority habitat; however, there are hedges within the boundary which will likely 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 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>Development of 22 dwellings would have some impact on setting of the Grade II listed Hall; however, the impact could be reasonably mitigated with careful consideration of layout, design and landscaping.</p>
Archaeology	Amber	Cropmarks of enclosures and linear boundaries known 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: 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>

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	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 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	-	<p>Parcel ID: HS9; HS10</p> <p>High</p>

Harm of Green Belt Release		
----------------------------	--	--

### **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**

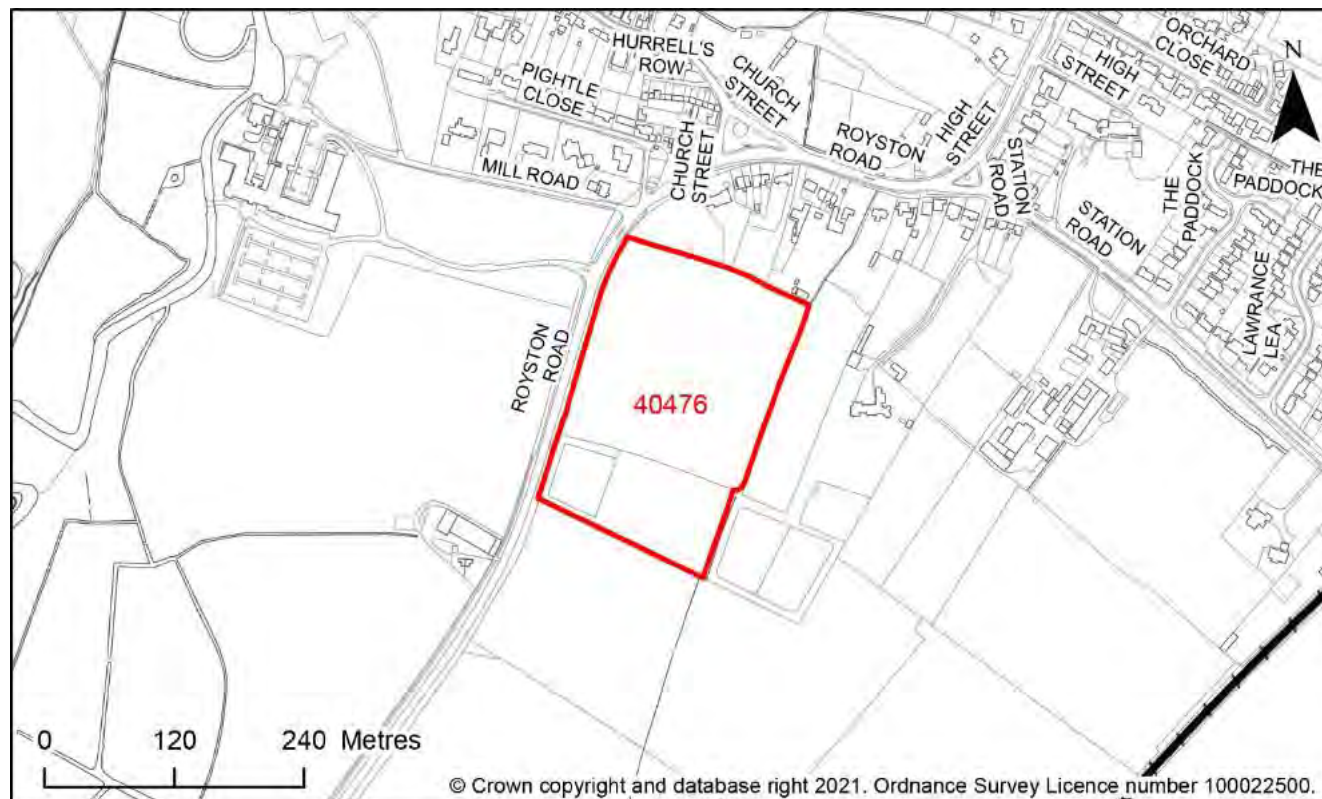
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	22
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Royston Road, Harston, CB22 7NH

Site Reference: 40476

Map 371: Site description - Land at Royston Road, Harston



## Site Details

Criteria	Response
Site area (hectares)	4.70
Parish or Ward	Harston 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, Public open space, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	145



## 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: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  3% lies in a 1 in 100 year event  25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Development upon this site would have a moderate adverse impact upon the settlement and local landscape character. However, with a sympathetic development reflecting the existing settlement characteristics this harm could be reduced significantly. Typical landscape mitigation measures would include the following: reduction in unit numbers, a significant landscape buffer to be included upon the southern and eastern boundary, the existing boundaries to be protected, retained and gaps infilled, the layout of the new development to reflect and respect the local settlement characteristics, development to be offset from the eastern and southern boundaries to reduce harm to the adjacent landscape and a well treed

Issue	Assessment	Comments
		approach to be included to filter the development from long distant views.
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	Green	<p>Within 100m of a Scheduled Monument</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 enclosures and linear boundaries 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> <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>

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	Amber	<p>A new vehicular access site will need to be provided for the proposed development. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be provided for the proposed development.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Need to consider walking and cycling links into Harston 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	<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	-	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	-	Parcel ID: HS9; HS10 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**

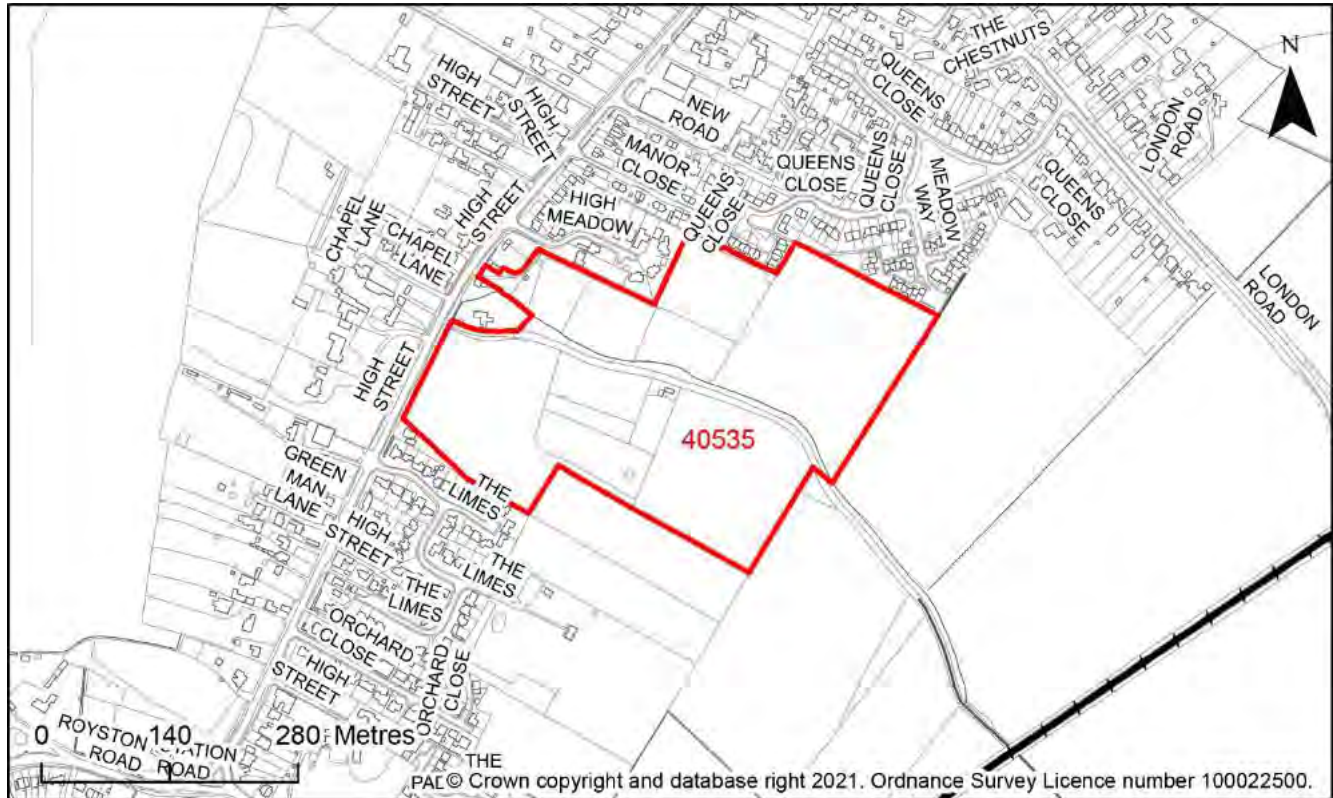
Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	145
Estimated employment space (m <sup>2</sup> )	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# The Drift, Harston, CB22 7NG

Site Reference: 40535

Map 372: Site description - The Drift, Harston



## Site Details

Criteria	Response
Site area (hectares)	12.45
Parish or Ward	Harston 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, Education, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	860
------------------------	-----

## 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 11% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This site lies outside and abutting the village settlement framework. Wide views are limited however, local and amenity views are high due to lack of vegetation particularly to the west and north of the site. Development upon this site would have a significant adverse impact to the settlement character and the Important Countryside Frontage (ICF). It would be an encroachment into the countryside and permanent. A significantly reduced development to the north of the site may be acceptable subject to appropriate landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Consultation with Natural England would not be required. Harston Orchard County Wildlife site is adjacent to the southern boundary. The CWS will need to be protected i.e. by a suitable buffer from the site. Site design would need to seek opportunities for orchard and species-rich grassland creation. Grassland, hedges, trees, drains and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. 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	<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>The listed buildings opposite the site are set back from the A10 with trees and hedging to their front. Any development of the site should be aware of the constraints of the listed buildings, but it would be expected that the impact could be mitigated by careful design of the site.</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 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 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 site has potential to connect to Cambridge by sustainable means. The site must connect into the Melbourn Greenway which will provide a high quality walking/cycling link into Cambridge. There are existing capacity issues onto the A10, specifically at the M11 junction 11 which will need to be considered. To reduce the site's impact, sustainable modes should be promoted.</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>
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	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: HS6; HS5; HS4; HS8  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 residential 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	498
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 off High Street, Harston, CB22 7PZ

Site Reference: 47889

Map 373: Site description - Land off High Street, Harston



## Site Details

Criteria	Response
Site area (hectares)	1.34
Parish or Ward	Harston 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8-34

## 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 (1%)
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	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This is small site located to the west of the village of Harston. It is both within and outside the village settlement framework. Wide and local views are negligible due to low lying landscape and intervening trees and hedgerows. Development upon this site would have a neutral impact to the landscape character and with landscape mitigation measures the impact would be enhanced.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site  Unlikely to impact on designated sites. Boundary hedgerows, trees and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable

Issue	Assessment	Comments
		<p>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 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>The existing house on frontage, which would need to be demolished /part demolished to allow access to site, abuts a Listed Building. The setting of the Listed Building would be adversely affected by this and large number of buildings to its rear. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in historic core of the 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 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: 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	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	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	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: HS17  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	34
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



# 131 High Street, Harston, CB22 7QD

Site Reference: 52689

Map 374: Site description - 131 High Street, Harston



## Site Details

Criteria	Response
Site area (hectares)	0.46
Parish or Ward	Harston 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	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, 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	6

## 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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  A linear shaped site located within the village of Harston partially within and outside the settlement framework. Wide and local views are limited due to intervening built form and settlement edge woodland. Development upon the site would have a limited impact to the landscape character and views. With a sympathetic approach to landscape mitigation this impact would be beneficial.
Biodiversity and Geodiversity	Green	No impact on sites designated for nature conservation. Trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as nesting

Issue	Assessment	Comments
		<p>birds. Buildings may be suitable to support roosting bats; surveys and mitigation will need to be included, but appears to be entirely feasible. Otherwise, site 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 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	Rectilinear cropmarks are known to the west of the 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 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: 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</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 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	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	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:

**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	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 Church Street, Haslingfield, CB23 1JE

Site Reference: 40028

Map 375: Site description - Land west of Church Street, Haslingfield



## Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Haslingfield 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	Mixed Use, Market and affordable housing, Office, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
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	<p>Primarily outside Development Framework</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Wholly within the Lord's Bridge Restricted Zone</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	Green	<p>TPO on-site</p> <p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Western Claylands, the site is typical of the local character with well-defined village 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> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>Development on this site would essentially infill and continue development along Church Street. To continue the existing pattern along this road development ought to be set back considerably from Church Street, and must reflect the density and pattern of the existing village.</p>
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England Consultation. The site appears to have been left unmanaged for a number of years and has become</p>



Issue	Assessment	Comments
		<p>rank grassland. There are no apparent priority habitats within the site; however there are grasslands, scrub 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 boundary 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	<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 west edge of 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: 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>



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	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 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: HL14  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	10
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Sidney Gardens, Haslingfield, CB23 1NA

Site Reference: 40156

Map 376: Site description - Land north of Sidney Gardens, Haslingfield



## Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Haslingfield 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, 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>	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>	<p>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (99%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	<b>Amber</b>	<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	<b>Red</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Western Claylands, site is typical of the local character with well-defined village 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> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>This is a large site abutting the northern edge of the development framework for Haslingfield. Development would result in an obtrusive extension into the</p>

Issue	Assessment	Comments
		countryside causing harm to the Landscape character of the area as well as the form and character of the village. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Site likely to be of low ecological importance, except boundary hedgerows and copses which may be Habitats of Principal Importance/priority habitat and of high ecological value. Building may have potential to 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 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 Listed Asset</p> <p>Inconsistent with the layout of the village, however, no direct heritage impact.</p>
Archaeology	Amber	Located on the northern edge of the historic village core. Evidence for the Saxon settlement of the village is 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> <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	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.  No possibility of creating a safe access.
Transport and Roads	Amber	The development must promote sustainable travel towards Cambridge and consideration into how the development will link to the proposed Haslingfield Greenway. Capacity assessments at local junctions will be required.  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	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	-	Parcel ID: HL2; HL3  Moderate High; Moderate

Harm of Green Belt Release		
----------------------------	--	--

### **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.

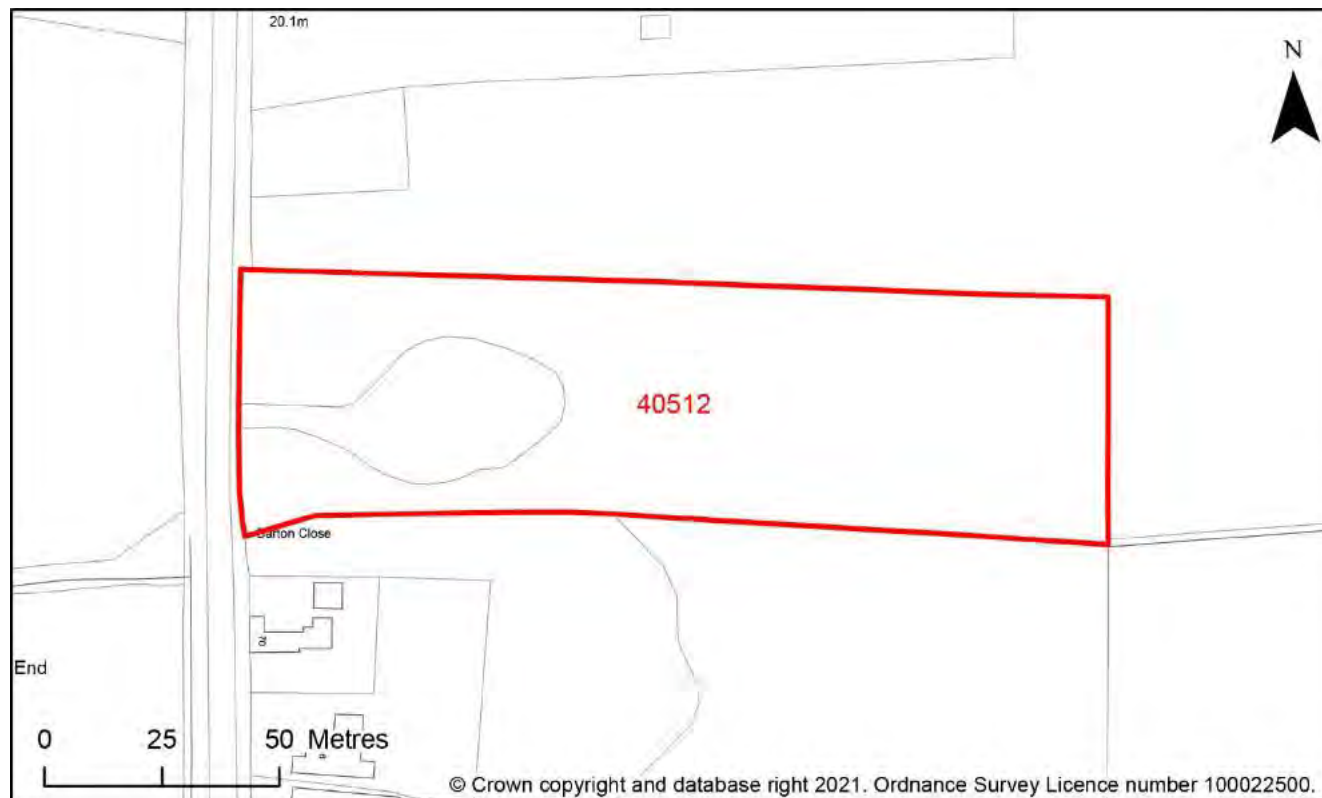
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	113
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 north-east of No. 70 Barton Road, Haslingfield, CB23 1LL

**Site Reference: 40512**

**Map 377: Site description - Land north and north-east of No. 70 Barton Road,  
Haslingfield**



## Site Details

Criteria	Response
Site area (hectares)	0.95
Parish or Ward	Haslingfield 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, Specialist/other forms of housing, Public open space



Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	15-16

## 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  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: 4% lies in a 1 in 30 year event  13% lies in a 1 in 100 year event  33% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Western Claylands  The site is typical of the local character with well-defined village 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.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  This small but long site on the edge of the village. Development would continue some linear development

Issue	Assessment	Comments
		and sprawl along Barton Road which is not encouraged as it will alter the form of Haslingfield. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. Some of the site is registered as priority deciduous woodland on the 2014 National Forest Inventory and will require surveys. There are no other apparent priority habitats within the site; however, there are brash piles, 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 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 the listed building immediately to the south. Very Careful layout and landscaping is required to avoid harm.</p>
Archaeology	Amber	Area likely to have been developed from the late medieval or post medieval period
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	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 3
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	-	Parcel ID: HL2; HL19; OA10 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
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	16
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

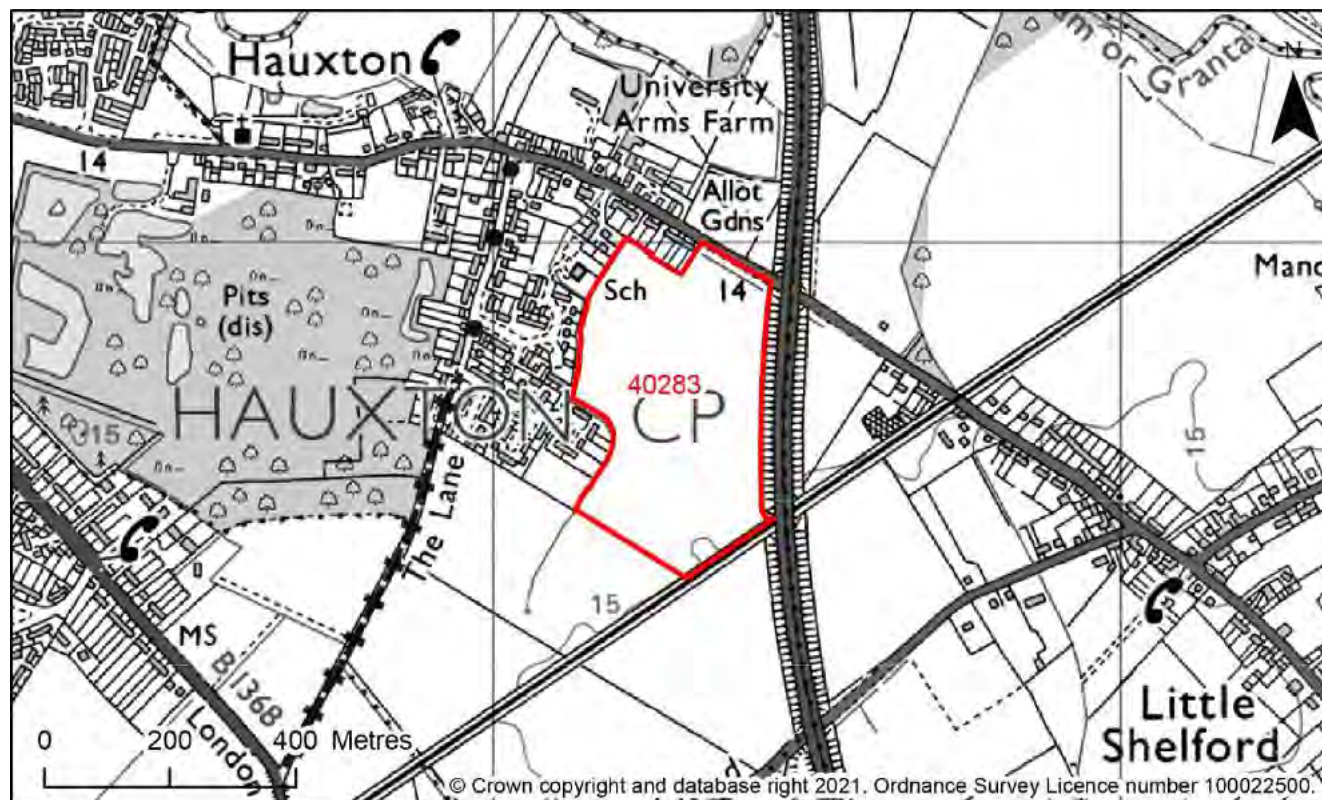
Development completion timescales (years)
---

0-5 Years
-----------

# Land south of High Street and west of M11, Hauxton, CB22 5HW

Site Reference: 40283

Map 378: Site description - Land south of High Street and west of M11, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	12.80
Parish or Ward	Hauxton 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, Education, Public open space, Recreation and leisure
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  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  3% lies in a 1 in 100 year event  10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, and has a rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This large site on the east edge of Hauxton, if developed, would effectively double the size of the main village of Hauxton. Development would encroach on the gap which provides valuable landscape buffering between the main settlement and the M11. Overall, the potential scale of development would cause irreversible harm to the character of this very



Issue	Assessment	Comments
		small village. The development framework boundary should be considered with higher value as development to the edges would harm the character of the landscape surrounding the village as well as the character of the village itself.
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Boundary hedgerows and drains may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species but could be retained. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</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 Designated Local 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 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	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have no impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Previous evaluation has identified features in the site relating to the medieval 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 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>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>There are proposed improvement works for M11 Junction 11 which will have to be taken into consideration. Due to the edge of village location, this site will have to consider connectivity and encourage sustainable modes. Consideration for any committed or allocated sites near to the site will have to be taken. Due to the site's location to Cambridge the Highway Authority would expect the site to promote walking and cycling.</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>	Reasonably 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: 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: HX7; HX6; OA8  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**

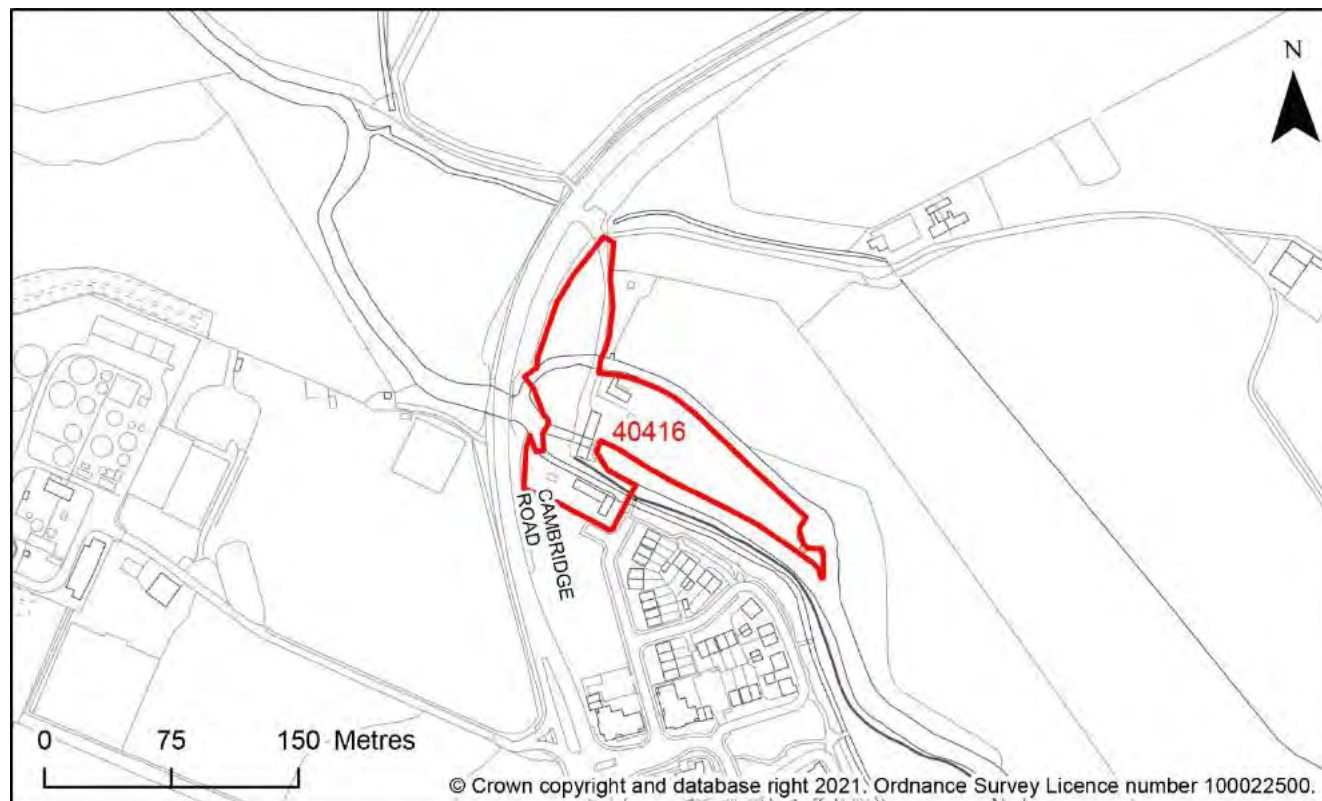
Capacity and Delivery	Response
-----------------------	----------

Estimated dwellings per hectare	27
Estimated dwelling units	350
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

# Hauxton House, o2h SciTech Park, Cambridge, CB22 5HX

## Site Reference: 40416

Map 379: Site description - Hauxton House, o2h SciTech Park, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Hauxton 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	Vacant/derelict land
Proposed development	Non-Residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m <sup>2</sup> )	2500

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  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation  Partially within the Cambridge Greenbelt (86%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (92%)  Partly in Flood Zone 3 (10%)  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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality but it does have a semi-rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site comprises part of the River Cam, part of a woodland, hardstanding which forms part of a car park

Issue	Assessment	Comments
		and three Listed Buildings. The River Cam divides in the west, looping around the site before re-joining in the east and enclosing the site. The site is within the Green Belt and outside the Development Framework boundary and lies mostly inside a County Wildlife Site. Most boundaries benefit from an extremely good level of vegetation cover and the site has an enclosed woodland character. Development of any type in this location is not feasible and is inappropriate. The site is in the countryside and preservation of the rural countryside character is important. The woodland should be retained as it acts as landscape buffer and is key in screening views from the River Cam outwards., as well as providing an enclosed landscape character for the river setting.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Within 40m of Improved Landscaping</p> <p>Application unlikely to require Natural England consultation. The River Cam County Wildlife Site runs through the site. It is cited for its relatively unpolluted and not overly canalised stretches as well as stands of pollard willows. There are potential priority habitats within the site as the wooded areas have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. Previous applications on this site have proposed renovating the current buildings and not building additional structures. If that is still the proposal then the site can be assessed as Amber; however, if the buildings are to be demolished and significant habitat removed, this site should be assessed as Red. There are no other apparent priority habitats within the site; however, there are buildings grasslands, wooded areas, 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 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</p>

Issue	Assessment	Comments
		reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site  Development would result in a severe adverse impact on the setting of the Listed Mill, and potentially, cause harm to the Listed Building itself, such impacts could not be reasonably mitigated.
Archaeology	Amber	The Mill is recorded as dating from the 18th century, but the site has probably been in use for considerably longer with potential for remains of medieval or earlier mills to survive.
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: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m 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.  The proposed site is acceptable in principle subject to detailed design.
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.

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	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 3 Watercourse crosses the site  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: HX1; OA10  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	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

# Land north of Church Road, Hauxton, CB22 5HS

Site Reference: 40454

Map 380: Site description - Land north of Church Road, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Hauxton 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, 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	Amber	<p>Primarily 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	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is semi-typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>This is a small site. Development on this site would essentially bridge the gap between the village and development outside of the framework boundary to the west. Development here would do well to retain the trees along the western boundary they are key in screening views. The site is in the countryside and preservation of the rural countryside character is important. The site acts as a green gap between the modern development to the west and the historic core of the village and serves an important purpose in that</p>

Issue	Assessment	Comments
		regard, to retain the character and setting of the villages.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No potential impacts on designated sites. Boundary and adjacent habitats including hedges, woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of low ecological value. Pond within 160m 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	Red	<p>Within 100m of a Listed Asset</p> <p>Retention of the gap site is essential to preserving rural setting of the Grade I Listed Building. Development of the site would be highly likely to harm its significance through erosion of setting as a contributor to significance. The harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic village core to the west of the medieval parish church. Finds of Roman date are also known 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 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: 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	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	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: HX10  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.

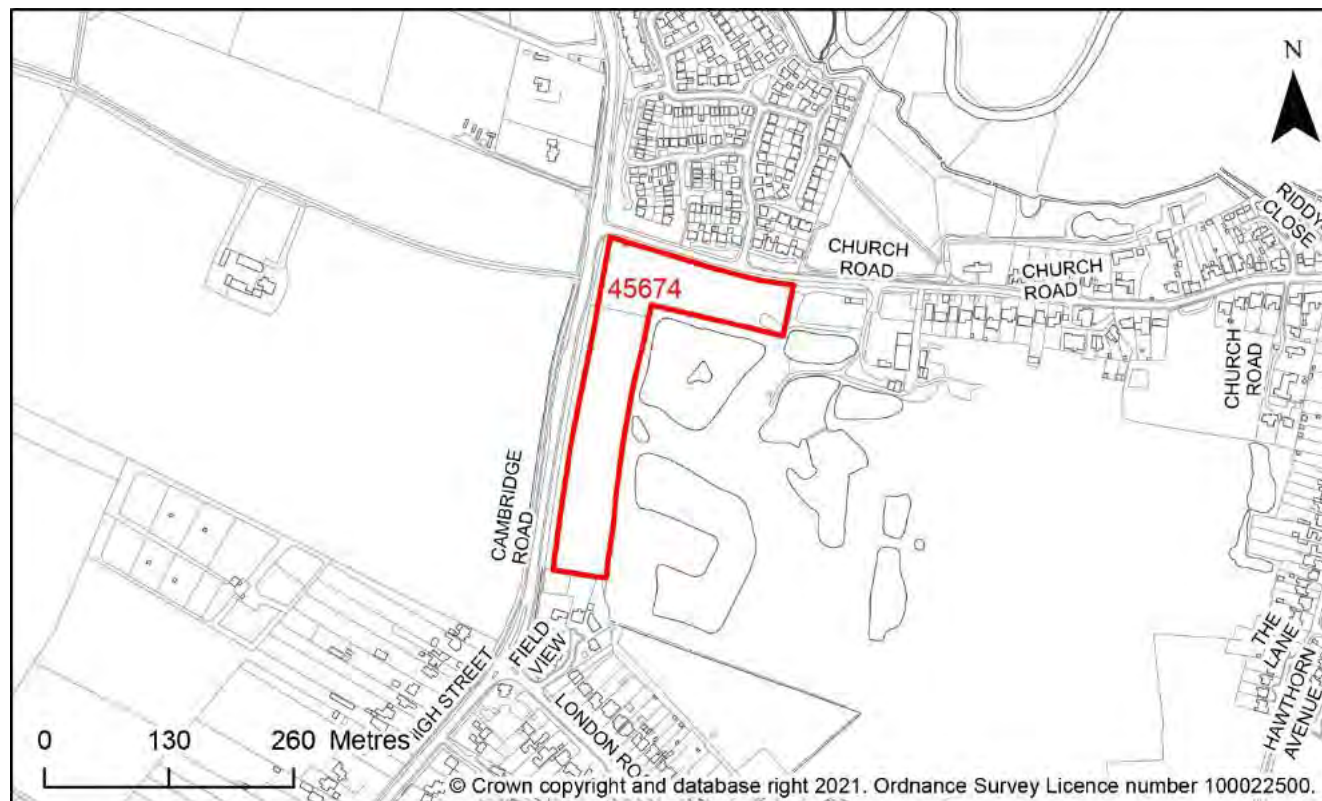
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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

# Land south of Church Road, Hauxton, CB22 5HS

Site Reference: 45674

Map 381: Site description - Land south of Church Road, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	2.63
Parish or Ward	Hauxton 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	Woodland/orchard, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Residential care home, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-



<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>	<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	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 8% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, it does however have a rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The site comprises a L shaped piece of formally arranged orchard and woodland. Development here would link the two villages. Development of any type in this location is not feasible and is inappropriate. The site is in the countryside and preservation of the rural countryside character is important.</p>



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Application unlikely to impact on designated sites for nature conservation. Broadleaved native woodland, native hedgerows and habitat mosaic may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Plantation/coniferous woodland may be of low ecological value although may support nesting birds. Great crested newt may be present in nearby/adjacent ponds. 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	Cropmarks of prehistoric and Roman date known in the site and to the 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: Less than or Equal to 800m</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	Need to consider walking and cycling links into Hauxton and Harston with potential Passenger Transport infrastructure 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	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	Adjacent to a contaminated site. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 85% Grade 2; 15% Grade 3
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	-	Parcel ID: HX10; HX8  Very High; Moderate

Harm of Green Belt Release		
----------------------------	--	--

### **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.

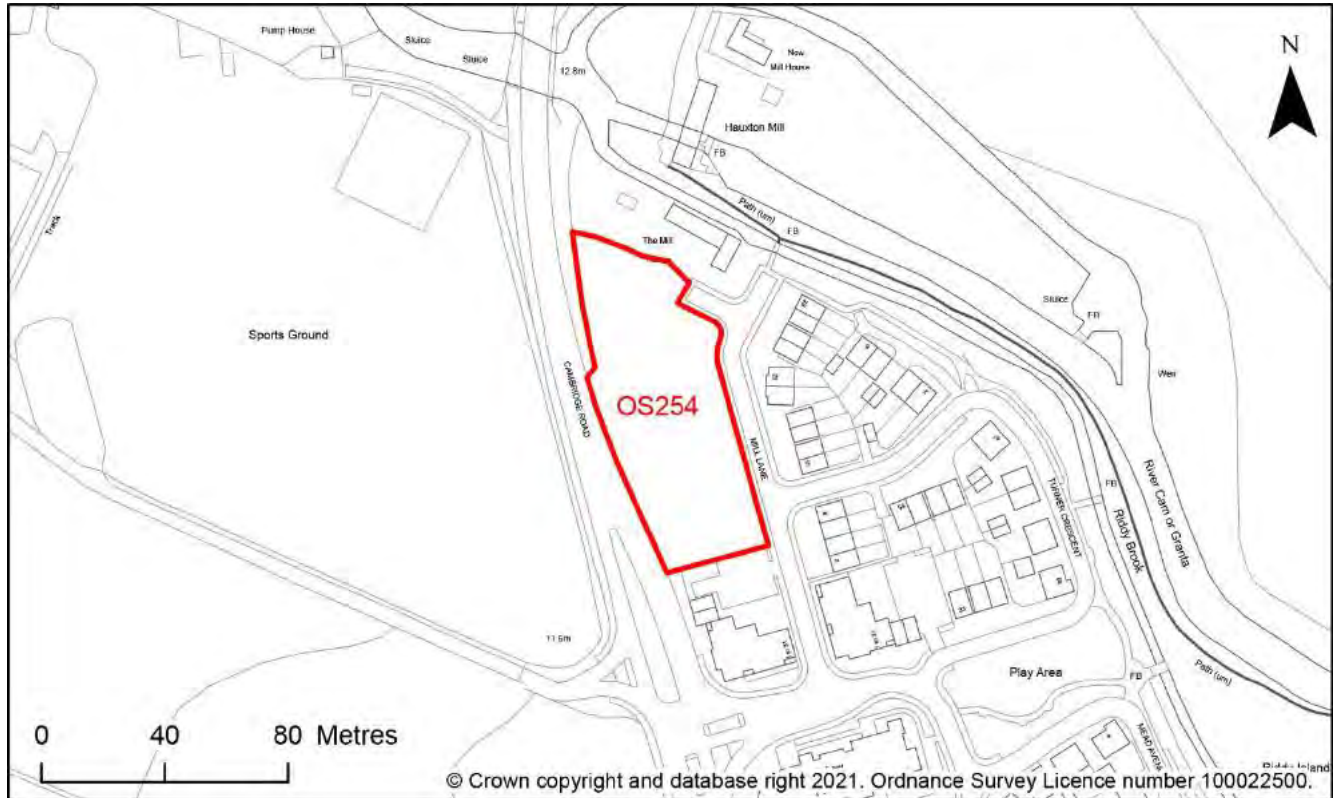
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	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

# Bayer CropScience Site, Hauxton, CB22 5

Site Reference: OS254

Map 382: Site description - Bayer CropScience Site, Hauxton



## Site Details

Criteria	Response
Site area (hectares)	0.00
Parish or Ward	Hauxton 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	Non-residential, Office
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	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>7% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Forms part of exiting allocation, completion would have limited landscape impacts.</p>
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation.</p> <p>Development of the site may have a detrimental impact</p>

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	Listed Asset on-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	Green	Site previously investigated as part of development of the site.
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: 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: 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

Issue	Assessment	Comments
		<p>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	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
Constraints to development	-	<p>Agricultural Land Classification: 7% Grade 2; 93% Grade 3</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 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: HX2; HX1; HX10</p> <p>Very High; High; Moderate</p>

**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?	Land is known to be available. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

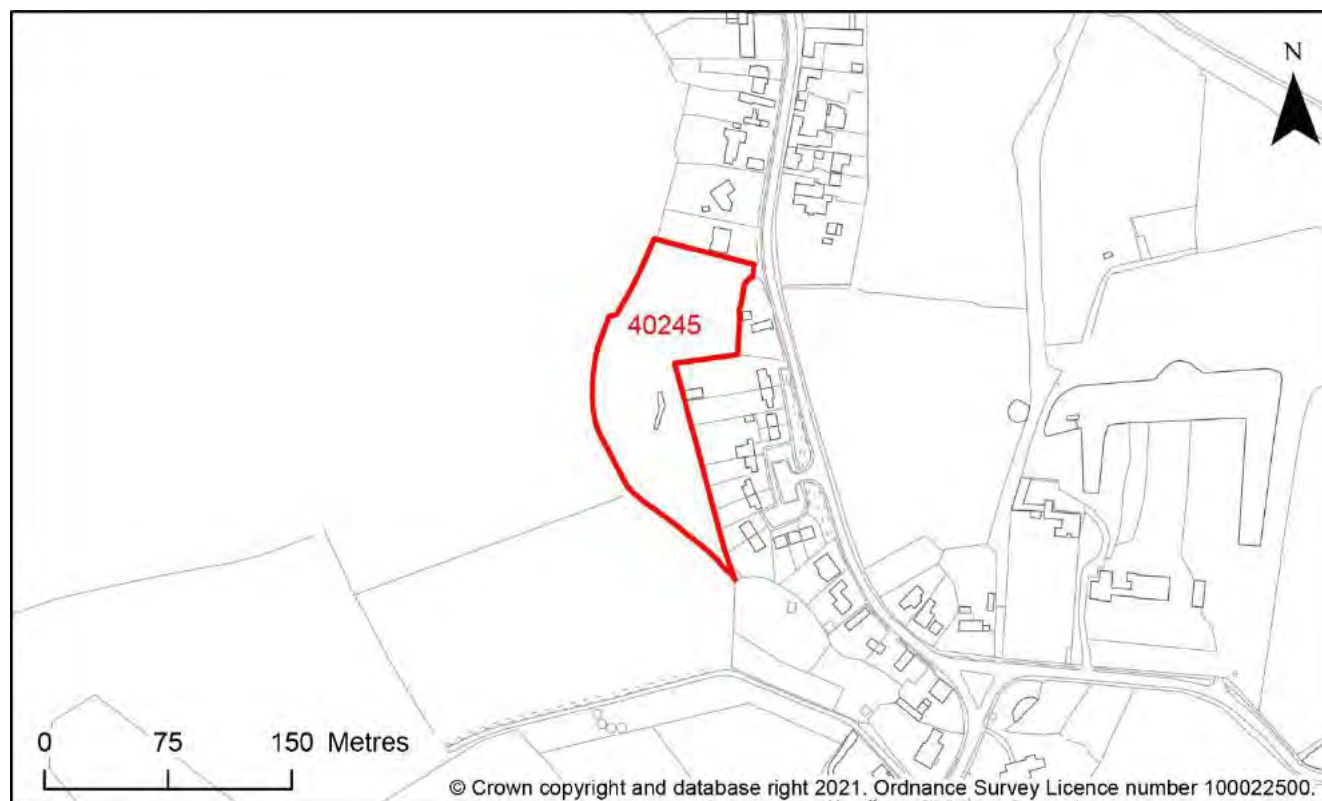
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land west of Fowlmere Road, Heydon, SG8 8QA

Site Reference: 40245

Map 383: Site description - Land west of Fowlmere Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Heydon 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, Custom or self build 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is atypical of the local character with an enclosed site of pasture, but is surrounded by local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills</p> <p>The site is adjacent to the Conservation Area. There is Important Countryside Frontage along Fowlmere road (facing away from the site) which protects the significant connection between the street scene and the surrounding rural area, in this case the triangular village green in the centre. This area will not be compromised nor impacted by this site or development in this location. The site is edged by curving field boundary which forms the edge of the development framework both north and south of the site. The site has direct access to the Fowlmere Road and therefore would continue the frontage along this road which forms the very linear heart of the village. Development in this location must reflect density and pattern of the</p>

Issue	Assessment	Comments
		existing village. Retention of trees and hedgerows is required. Site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England unlikely to be required. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Grassland may be of ecological value. Pond within the site may support great crested newt. Mature trees 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Would affect the setting of the Conservation Area and a Listed Building (White Cottage), with a possible impact on setting of the 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 cannot be reasonably mitigated.</p>
Archaeology	Amber	Located on the north western edge of the historic village core.
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>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>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 3</p> <p>100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</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 growth</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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	16
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 South of Heydon Lane, Heydon, SG8 8QB

Site Reference: 40249

Map 384: Site description - Land South of Heydon Lane, Heydon



## Site Details

Criteria	Response
Site area (hectares)	2.72
Parish or Ward	Heydon 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, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	31

## 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	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character.  Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills  The site, on the eastern edge of the village would also extend the village along Heydon Lane and would alter the form of the village from a very linear north-south pattern into one which adds an east-west arm. The site is also a typical form of the NCA and LCA and considered therefore to be important to the countryside/setting of the village. It is considered that the site is not appropriate for development
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required. No other designated sites nearby. Boundary habitats including hedgerows and mature trees and woodland to east may qualify as Habitats of Principal Importance/priority habitat. Otherwise site likely to be of low ecological value (arable). Pond within 10m may support great crested newt (if suitable). Trees may



Issue	Assessment	Comments
		support roosting bats (if suitable).  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	Within 50m of an Amenity Green Space  Within 50m of an Important Countryside Frontage  Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset  Within or Partially within a Conservation Area  Would severely impact on settings of several 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.
Archaeology	Amber	Located in the historic village core to the south east of the medieval parish church.
Accessibility to Services and Facilities	Red	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: 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 Inadequate accessibility to key local services, transport, and employment opportunities



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.  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	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 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:

**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	31
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

# South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham, CB21 6BT

**Site Reference: 40063**

**Map 385: Site description - South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham**



## Site Details

Criteria	Response
Site area (hectares)	1.75
Parish or Ward	Hildersham 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, Community facilities

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10-14

## 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	<p>National Character</p> <p>At National Level the site is situated within the National Landscape Character Area (NCA) 87 East Anglian Chalk. As defined within the Character Area the area is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. There 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. As defined within the Character Area the area broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form,</p>

Issue	Assessment	Comments
		<p>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 is located abutting and outside the development framework. Long distant and local views are limited due to mature hedge line. Visual amenity views from the adjacent properties are limited due to boundary vegetation. 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	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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	A reduction in scale to approximately 10 units to follow the existing settlement pattern to the north may be acceptable. 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 on the southern 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 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: 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	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: 28% Grade 2; 72% Grade 3  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 = 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**

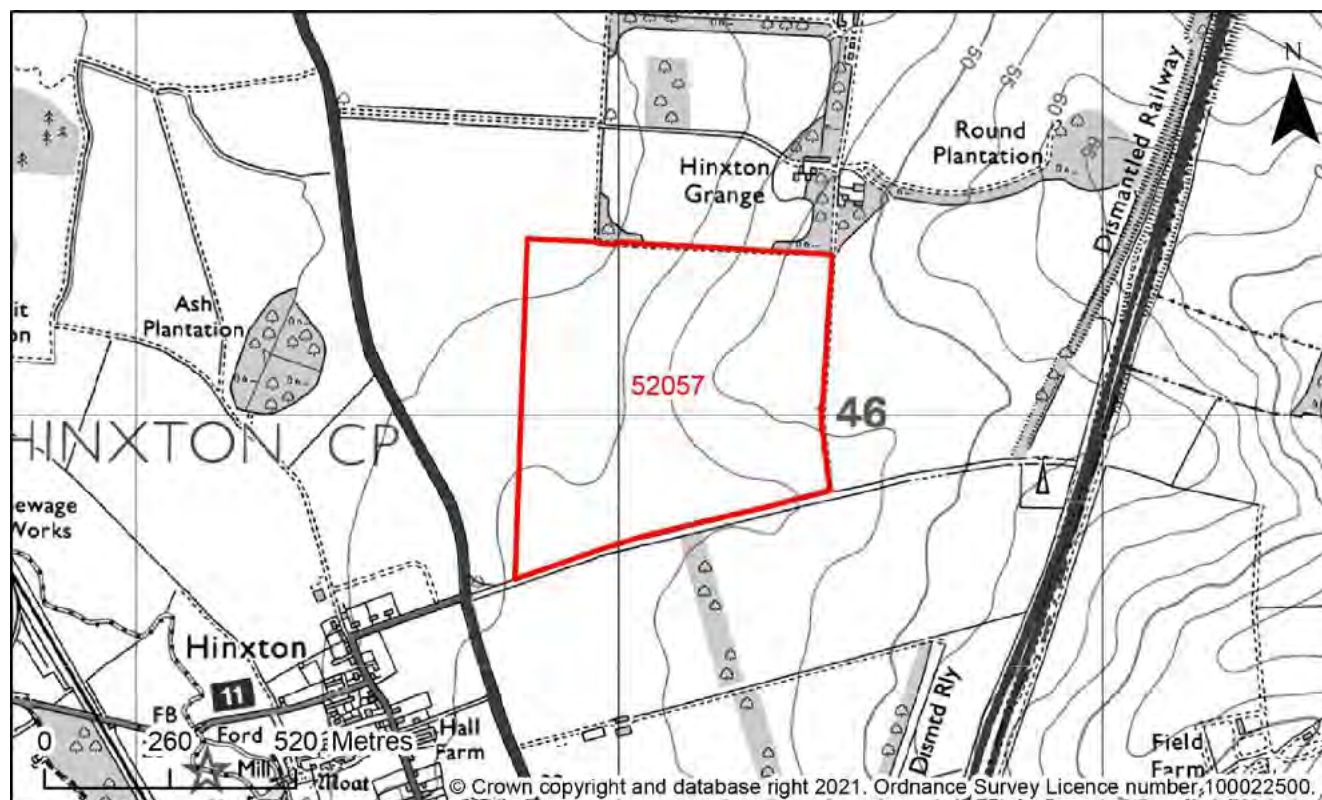
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	8
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG

**Site Reference: 52057**

**Map 386: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)**



## Site Details

Criteria	Response
Site area (hectares)	37.29
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential

<b>Proposed development</b>	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>	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>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>	NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape

Issue	Assessment	Comments
		character. It would be an 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	Green	<p>Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland 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.</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	The site lies directly south and within the setting of the Grade II Listed Buildings and the grounds of Hinxton Grange, the setting of which makes a large contribution to its significance. Some development may be possible in the south-eastern corner of the site, with appropriate landscaping to mitigate the impact.
Archaeology	Amber	Ring ditch remains of Bronze Age burial mounds 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 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>

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 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	Non-residential use proposed and no prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  5% lies in an EA Source Protection Zone 1; 84% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
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, 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.

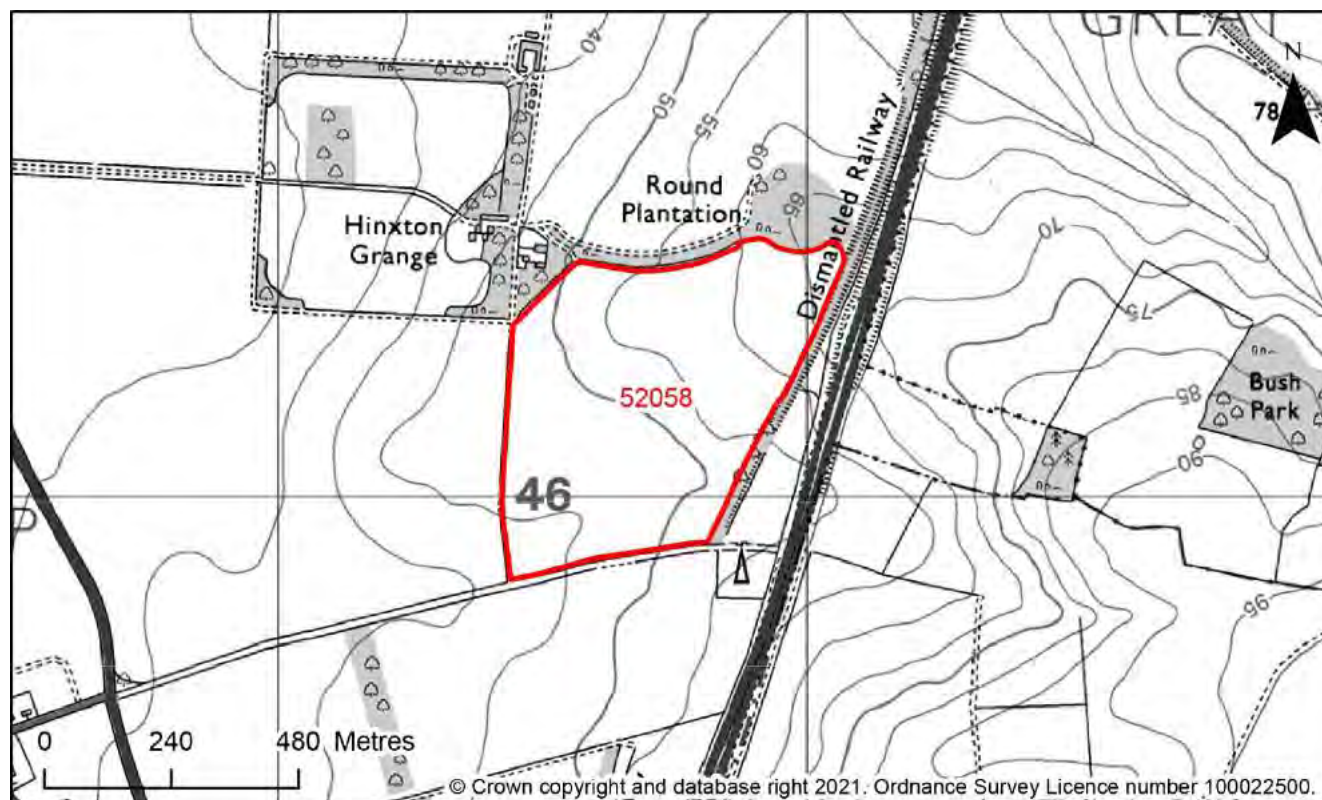
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	139550
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 the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2), CB10 1RG

**Site Reference: 52058**

**Map 387: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)**



## Site Details

Criteria	Response
Site area (hectares)	27.91
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential



<b>Proposed development</b>	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, 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>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>	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape

Issue	Assessment	Comments
		character. It would be an 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	Green	<p>Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and 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	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 to the south-east and within the setting of the Grade II Listed Hinxtton Grange, the setting of which makes a large contribution to its significance. The location of this site in relation to the designated heritage asset and relationship to existing intervening wooded areas mean that development could be reasonably mitigated through a large buffer zone, appropriate planting and landscaping, and a consideration for the impact of height and scale on views.
Archaeology	Amber	Known sites in the area include ring ditch remains of Bronze Age burial mounds and a cropmark complex of probable Iron Age enclosures.
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: 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	<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 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>Green</b>	Non-residential use proposed and no prior history of development.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>46% 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>
Strategic Highways Impact	<b>Amber</b>	<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	-	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/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**

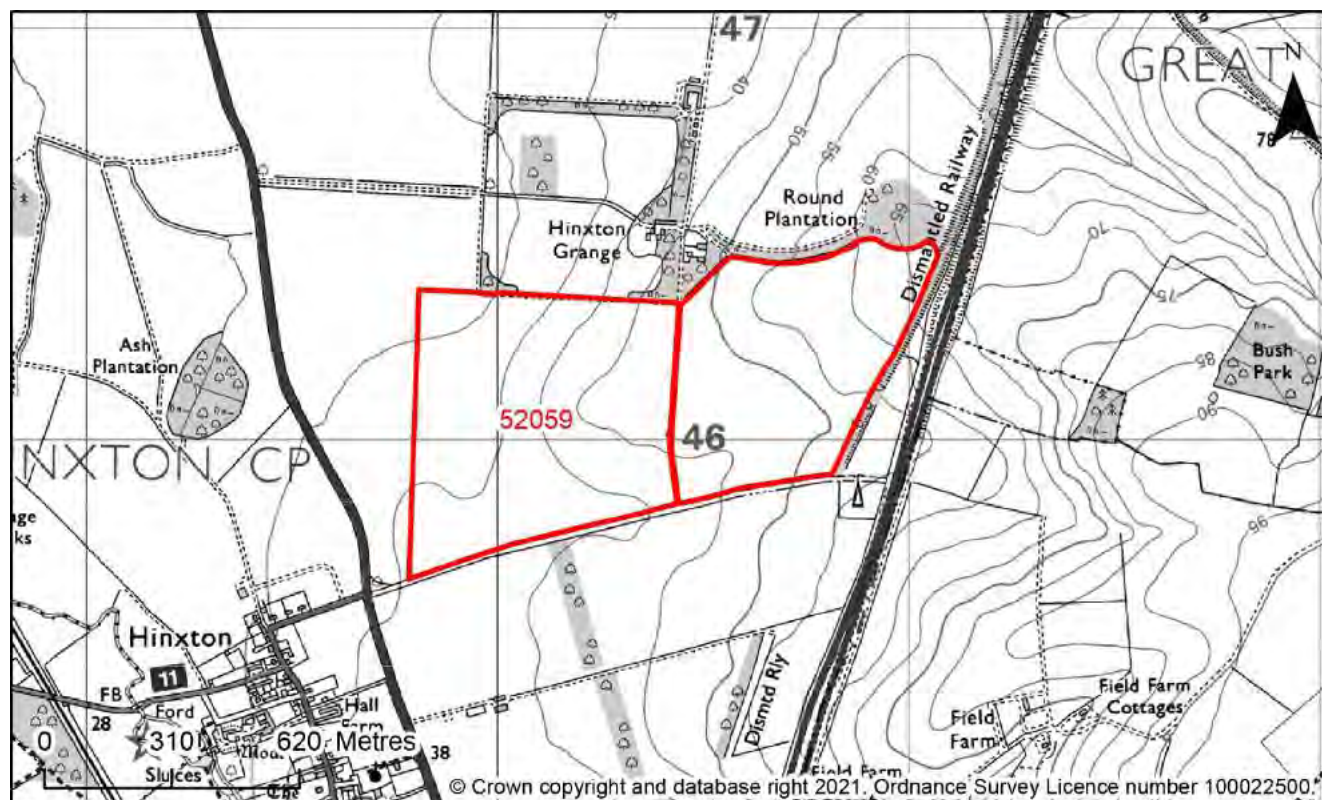
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	186450

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 the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3), CB10 1RG

**Site Reference: 52059**

**Map 388: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)**



## Site Details

Criteria	Response
Site area (hectares)	65.20
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential

<b>Proposed development</b>	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, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</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>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>	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape

Issue	Assessment	Comments
		character. It would be an 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	Green	<p>Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and 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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	A combination of sites 52057 & 52058. Development across the site should be limited to the south-eastern part of the site to allow for adequate mitigation of possible detrimental impact on designated or non-designated heritage assets or the setting of designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric archaeology in the area includes ring ditch remains of Bronze Age burial mounds and cropmarks of probable Iron Age enclosures.
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: 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>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>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Green</b>	Non-residential use proposed and no prior history of development.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>22% lies in an EA Source Protection Zone 1; 91% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	<b>Amber</b>	<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	-	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/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> )	326000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75



Development completion timescales (years)	0-5 Years
---	-----------

# Land north of Hinxton Court, Hinxton, CB10 1RG

Site Reference: 40080

Map 389: Site description - Land north of Hinxton Court, Hinxton



## Site Details

Criteria	Response
Site area (hectares)	8.33
Parish or Ward	Hinxton CP; Pampisford 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, 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>	-
<b>Proposed housing units</b>	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>	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>	NCA 87 East Anglian Chalk  District Area The Chalklands, the site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  Development upon this site would be incongruous with the landscape character. Residential units would appear isolated and an urbanisation into the countryside. It would have a significant adverse impact upon the landscape character. Even with a reduction in residential numbers and with landscape mitigation works the site would site have a significant adverse impact and an encroachment into countryside.
Biodiversity and Geodiversity	<b>Green</b>	Consultation with Natural England unlikely to be required. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat but could be retained. Arable habitats likely to be of low ecological value, although may support farmland bird populations.

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	Potential impact on wider setting of listed buildings at Hinxton Grange. 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 activity. The site encroaches on an enclosure of probable Iron Age date.
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 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	Red	<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	Red	Access not provided from Public Highway, very few sustainable links unless access possible via Agritech

Issue	Assessment	Comments
		site.  Transport Assessment and Travel Plan required.
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 2  100% 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
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.

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	9
Estimated dwelling units	79
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 Infant School, New School Road, Histon, CB24 9LL

Site Reference: 40169

Map 390: Site description - Histon Infant School, New School Road, Histon



## Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Histon CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
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	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	Wholly within Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (89%) Partly in Flood Zone 3 (78%) Surface water flooding: 15% lies in a 1 in 30 year event 25% lies in a 1 in 100 year event 39% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Wide views are negligible. Local and amenity views are both high and filtered due to boundary vegetation particularly to the south and east of the site. With careful landscape mitigation measures the landscape impact would be neutral.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. 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



Issue	Assessment	Comments
		<p>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 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	<p>Within 100m of a Listed Asset</p> <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	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: 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: 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 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	Brownfield site, contamination expected, conditions required

#### Further constraints

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

# Histon Infant School Playing field, New School Road, Histon, CB24 9LL

**Site Reference: 40170**

**Map 391: Site description - Histon Infant School Playing field, New School Road, Histon**



## Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
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	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	Wholly within Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (88%) Partly in Flood Zone 3 (83%) Surface water flooding: 8% lies in a 1 in 30 year event 31% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Primarily within a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development of residential units upon this site would have a harmful impact upon the Protected Village Amenity Area. It would be permanent, removing the green space and have a significant adverse impact upon the settlement character and existing amenity. Even with a reduction in residential units with landscape mitigation measure the harm to the PVAA would still be both permanent and significant.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely

Issue	Assessment	Comments
		<p>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 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>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>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 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 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>

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	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	Potential for historic contamination, conditions required.

### Further constraints

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

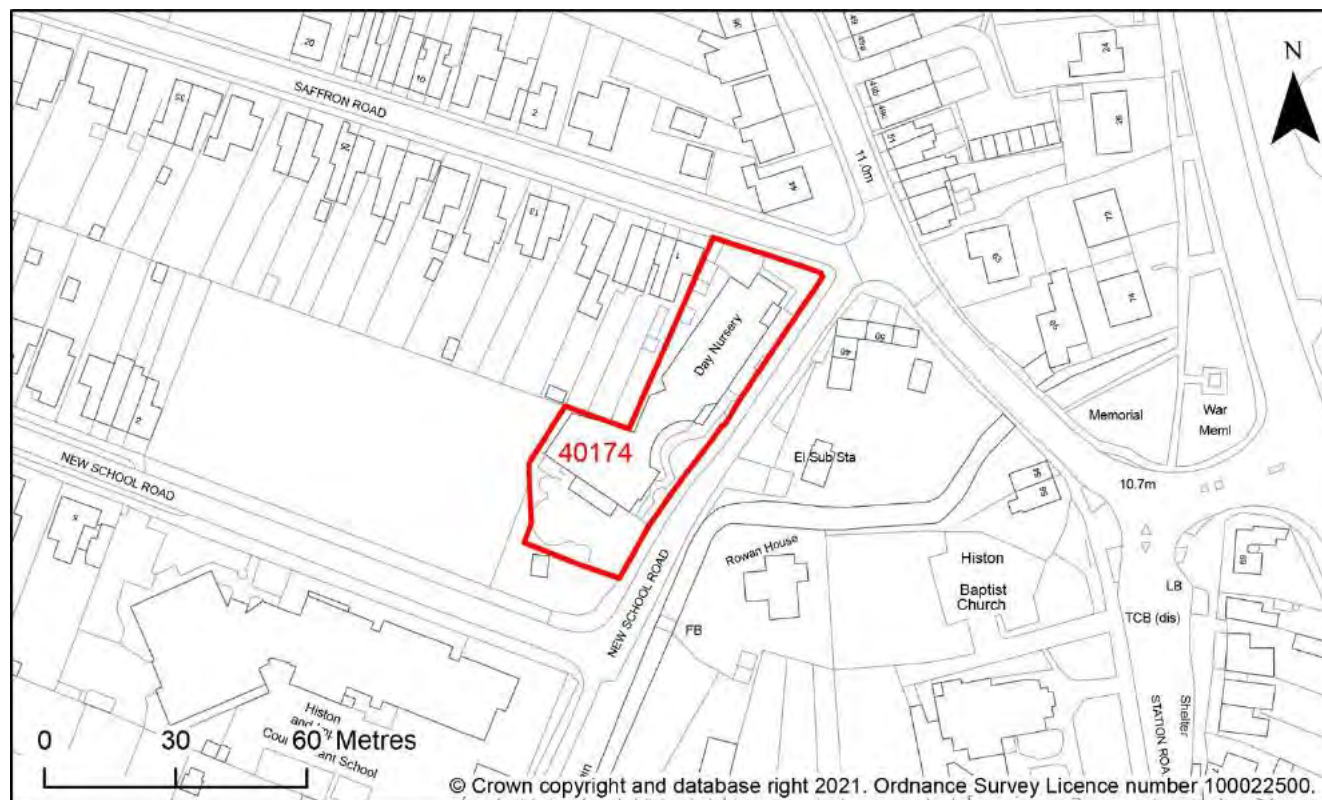
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	12
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Histon Early Years Centre, New School Rd, Histon, CB24 9LL

Site Reference: 40174

Map 392: Site description - Histon Early Years Centre, New School Rd, Histon



## Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Histon CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
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	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 within Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (69%) Partly in Flood Zone 3 (63%) Surface water flooding: 7% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Primarily outside a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands There is a PVAA to the south west of the site. Development upon this site would a neutral impact upon the settlement character and with careful landscape enhancement measures the impact would be positive. Development should reflect the adjacent properties on Saffron Road and include a soft landscape edge to the PVAA.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands,

Issue	Assessment	Comments
		<p>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 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>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 of the site could have a detrimental impact on the setting of the grade II listed building and the conservation area opposite the site, but the impact could be reasonably mitigated by layout, design scale and massing of the site.</p>
Archaeology	Green	Significant archaeology is unlikely 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: 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 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>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m  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 proposed site will be affected by noise from nearby industrial/commercial activities and 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	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% 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 = 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 - covenant on part of site restricting use for educational purposes only.
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	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 east of Glebe Way, Histon, CB24 9XP

Site Reference: 40192

Map 393: Site description - Land east of Glebe Way, Histon



## Site Details

Criteria	Response
Site area (hectares)	12.41
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	270



## 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  Wholly within 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	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 lies to the north east of the village outside and abutting the development framework. Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. It would also have a adverse impact upon the Village Design Guide principles notably the removal of key views out of the village and natural habitats and the removal of the rural relationship with the settlement.
Biodiversity and Geodiversity	Amber	Discharge of water/waste above 20m <sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerow may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Otherwise, site likely to be of low ecological value (arable). 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	Within 50m of Informal Open Space  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	Cropmarks of probable late prehistoric, Roman and medieval date recorded in the area.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 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 720m and Less than or Equal to 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: 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: Less than or Equal to 800m  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.  The proposed site is acceptable in principle subject to



Issue	Assessment	Comments
		detailed design.
Transport and Roads	Amber	Capacity issues on B1049 and Histon crossroads. Need to consider Passenger Transport, walking and cycling links.  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	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 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: HI5; HI6  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	22
Estimated dwelling units	270
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 Cottenham Road, Histon, CB24 9ET

Site Reference: 40193

Map 394: Site description - Land west of Cottenham Road, Histon



## Site Details

Criteria	Response
Site area (hectares)	4.81
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	172

## 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 or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</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: 2% lies in a 1 in 30 year event</p> <p>4% lies in a 1 in 100 year event</p> <p>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area The Fen Edge, 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 lies to the north of the village outside and abutting the development framework. Development upon this site would have a significant adverse impact upon the landscape character. Residential units would be permanent, urbanise the rural landscape and be an encroachment into the countryside. Development of the site would also conflict with its allocation for open space (SC/1) and remove the openness of the land and the provision of outdoor recreation activities.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Discharge of water/waste above 20m<sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Otherwise, site likely to be of low ecological value (arable). 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	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	Crompark enclosures of probable late prehistoric 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 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: 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.  The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on B1049 and Histon crossroads. Need to consider Passenger Transport, walking and cycling links.  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: 56% Grade 2; 44% 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: HI29; HI27; HI25  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
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.

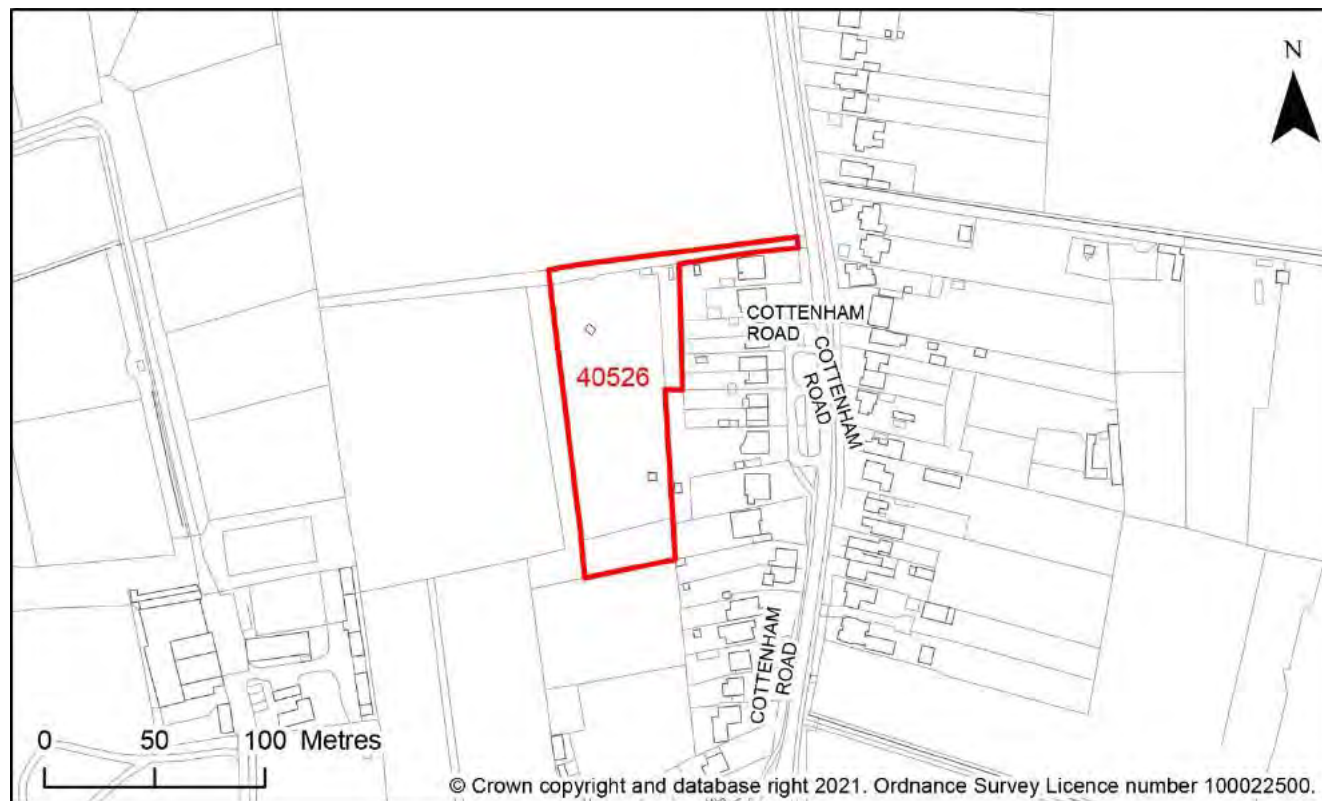
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	172
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 r,o 113 Cottenham Road, Histon, CB24 9ET

Site Reference: 40526

Map 395: Site description - Land r,o 113 Cottenham Road, Histon



## Site Details

Criteria	Response
Site area (hectares)	0.72
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	22



## 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>Primarily outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Partially within the Cambridge Greenbelt (96%)</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 9% 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 atypical of the settlement character. Rather than small paddocks around the settlement edge this site is a landscaped garden</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development upon this site would be an encroachment into the countryside and have an adverse impact upon the landscape character. In addition, the site would have a harmful impact upon the designation outlined within the Village Design Guide. Development of this site would be permanent, urbanise the rural landscape and erode the sensitive visual relationship with the village. Even with a reduction in residential units the site would still have a significant harmful impact and contrary to the Village Design Guide principles.</p>

Issue	Assessment	Comments
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. Otherwise consultation not required. Features including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or 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 off-site compensation. 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	Amber	Crompark enclosures of probable late prehistoric date are recorded to the north and are likely 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 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
		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	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	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	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 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: HI28; HI29  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	31
Estimated dwelling units	22
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 north of Park Lane, Histon, SG8 0JD

Site Reference: 48052

Map 396: Site description - Land to the north of Park Lane, Histon



## Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	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	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (74%) Partly in Flood Zone 3 (66%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site 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 outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. The site is identified as an ' Important Countryside Frontage, the site ought to be retained for its significance as a landscape and countryside

Issue	Assessment	Comments
		character. The site is also identified in the Histon and Impington village design guide as an 'Important Green Space'. Development here would be to the detriment of the village.
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated 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 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>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>Immediately adjacent to the Conservation Area. Forming a rural buffer to the Conservation Area and village. Potential impacts on views and setting of the Conservation Area and listed buildings, which need further assessment and mitigation as required.</p>
Archaeology	Amber	Located to the west of the medieval site of Histon Manor. Cropmarks of probable Iron Age settlement are 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 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 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	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 may also be affected by noise from the nearby Cambridge Guided Busway 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	-	<p>Agricultural Land Classification: 98% Grade 3; 2% Urban</p> <p>Watercourse 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 net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	



Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI25 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	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 to the west of Croft Close, Histon, CB24 8PZ

Site Reference: 48053

Map 397: Site description - Land to the west of Croft Close, Histon



## Site Details

Criteria	Response
Site area (hectares)	4.62
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	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	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: 4% lies in a 1 in 30 year event 7% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Fen Edge  The site is generally atypical 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 identified in the Histon and Impington Village Design Guide as an 'important natural habitat', the site ought to be retained for its landscape features such as grassland, pond and hedgerow which are integral to habitat on site, and connectivity. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. No development is suitable in

Issue	Assessment	Comments
		this location when considering the importance of the site.
Biodiversity and Geodiversity	Amber	<p>Discharge to ground or surface waste of more than 20m<sup>3</sup>/day would require consultation with Natural England. Grassland marsh, hedgerows, waterbodies and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within or adjacent to site 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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would impact on Caxton End Conservation Area and the setting of the Listed church to north west; however, the impact could be reasonably mitigated to include an appropriate layout/design.</p>
Archaeology	Amber	A cropmark enclosure is located to the west and finds of 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 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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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	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: 30% Grade 3; 70% 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: HI27; HI25  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

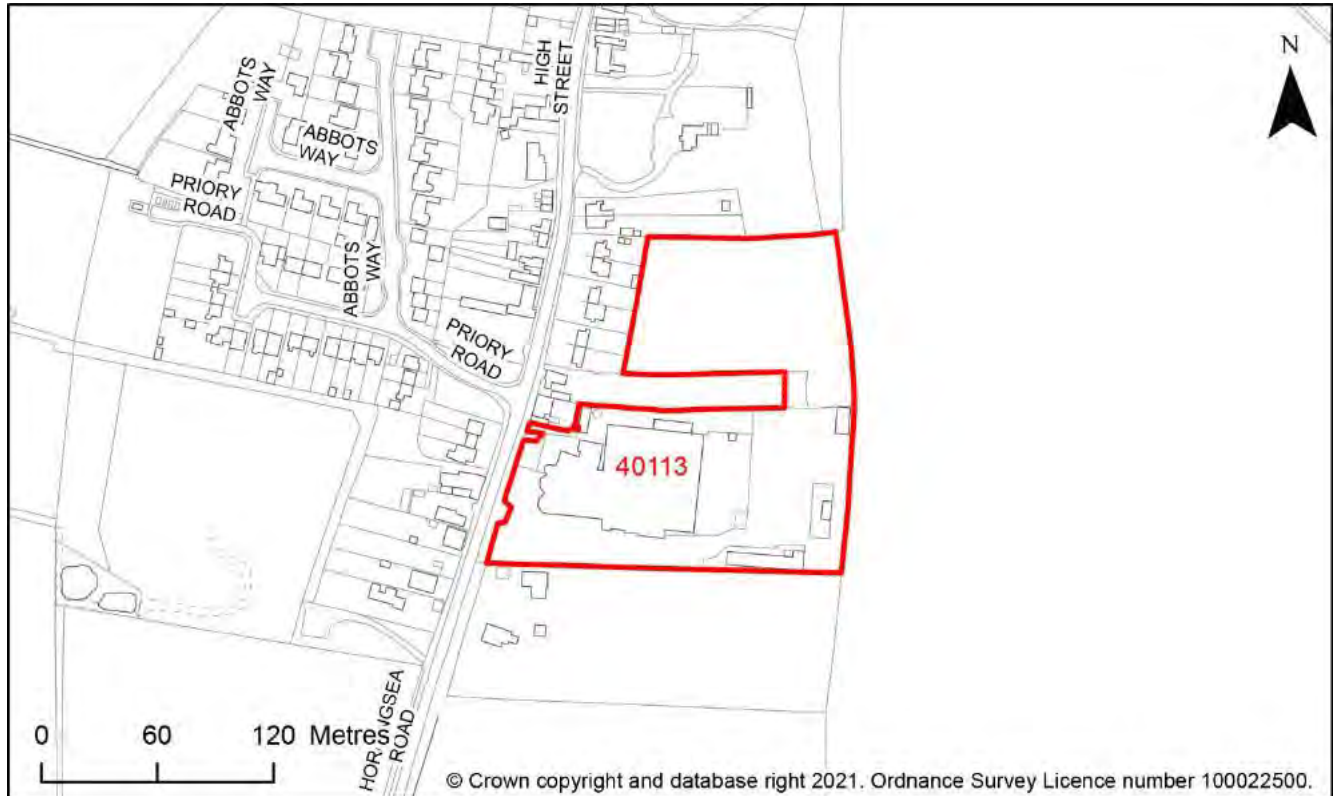
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	92
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# High Street, Horningsea, CB25 9JG

## Site Reference: 40113

### Map 398: Site description - High Street, Horningsea



### Site Details

Criteria	Response
Site area (hectares)	2.26
Parish or Ward	Horningsea 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	Commercial/industrial
Proposed development	Non-Residential, Office
Proposed employment floorspace (m <sup>2</sup> )	13000
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	Primarily outside Development Framework Partially within the Cambridge Greenbelt (70%)
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	Amber	<p>National Character</p> <p>The site lies at the junction of three National Character Areas 46 The Fens, 87 East Anglian Chalk and 88 Bedfordshire and Cambridgeshire Claylands. However it is most influenced by the Fenland Landscape.</p> <p>The Fenland landscape is a flat, open, largely agricultural landscape with rectilinear fields, wide horizons and huge skys. The area is low-lying and an extensive network drainage dykes and ditches and transport routes – often raised above the general ground level - are a prominent feature.</p> <p>Local Character</p> <p>At a local area the District Design guide locates the area in the 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. The adjacent fens and the proximity of the river Cam to the west influence landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>There are limited views to and from the site, and it is</p>

Issue	Assessment	Comments
		enclosed by existing buildings to the west and south and mature vegetation on all boundaries, although the eastern vegetation is thinner. Depending on their design, location and scale of development within the site, and depending on appropriate mitigation measures, it should be possible to accommodate the proposed employment uses for the site with limited landscape impacts.
Biodiversity and Geodiversity	Amber	<p>All new large non-residential developments, outside of current settlements in excess of 1 ha and any infrastructure such as warehousing over 1000m<sup>2</sup> will 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>North of the site is extremely sensitive and unlikely to sustain any new development whilst there may be limited scope to the south. 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 on the southern edge of the historic village core. Evidence for Roman settlement to the east
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>

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 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>Horningsea Road experiences rat running from vehicles attempting to avoid the congested A10. The rat running also causes high speeds. The Highway Authority would expect traffic calming measures to be implemented close to the site. In addition to impact on the highway network, sustainable modes must be promoted. The site is located close to the Horningsea Greenway. This will encourage people to walk/cycle to 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 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>
Air Quality	Green	<p>Not suggested for residential use therefore likely low 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% 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: HO3; HO4; HO5  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 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> )	13000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land east of Clayhithe Road, Horningsea, CB25 9JG

Site Reference: 40137

Map 399: Site description - Land east of Clayhithe Road, Horningsea



## Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Horningsea 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	11

## 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 (97%)
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	Green	NCA 46 The Fens  District Area The Fen Edge, the site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  Development upon this site would have neutral impact to the landscape character. With careful landscape mitigation measures the site would be enhanced subject to the following principles: other than a single access the existing native hedgerow to be protected and retained, buildings to the street facing and a new hedgerow boundary to be planted upon its eastern boundary to integrate with the landscape and create a new settlement edge.
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 impact on any designated site, or those with a regional or local protection.



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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Rural village edge and adjacent to Conservation Area. Any development here would need to respect scale and design of surrounding 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 northern edge of the historic village core. Extensive late prehistoric and Roman archaeology as 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: 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 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>

Issue	Assessment	Comments
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 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: HO3  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	30
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 at Parsonage Farm, Horningsea, CB25 9JL

Site Reference: 40482

Map 400: Site description - Land at Parsonage Farm, Horningsea



## Site Details

Criteria	Response
Site area (hectares)	4.29
Parish or Ward	Horningsea 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	Outside Development Framework  Wholly within the Cambridge Greenbelt
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	Red	NCA 46 The Fens  District Area The Fen Edge  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  The site is set in a rural location and outside the village settlement framework. Wide and local views are extensive due to low lying nature of topography and lack of boundary vegetation. The site is not attached to the village settlement edge and development would appear incongruous and isolated. Therefore, development would have a significant adverse impact to the landscape character and an encroachment into the countryside.
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 red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.

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	Within 100m of a Conservation Area  Development of the site could have harmful impact on views from Stapleford unless design and layout are informed by this issue.
Archaeology	Amber	Located in a landscape of Roman settlement and associated activity
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: 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: 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	No comment

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 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: 25% Grade 2; 75% 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: HO3; HO5; HO6; OA2  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

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**

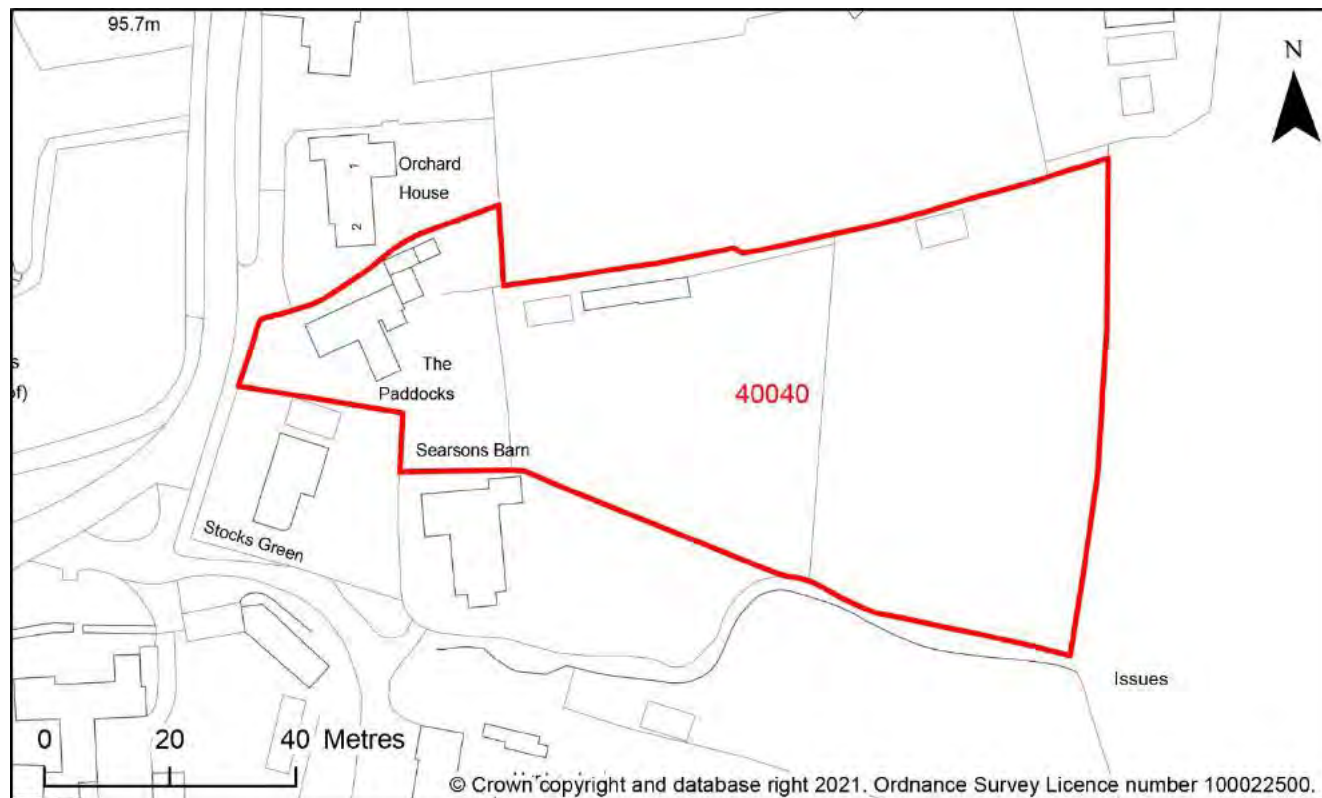
Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to rear of Stock's Green, West Wickham Road, Horseheath, CB21 4QA

**Site Reference: 40040**

**Map 401: Site description - Land to rear of Stock's Green, West Wickham Road, Horseheath**



## Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Horseheath 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	Residential, Paddock/scrub
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	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	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 5% lies in a 1 in 30 year event</p> <p>12% lies in a 1 in 100 year event</p> <p>42% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Lies within 10m of a TPO</p> <p>NCA 86 South Suffolk and North Essex Clayland District Area The South-East Claylands, the site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands</p> <p>Development upon this site would have a neutral impact upon the settlement character, views and visual amenity. With a sensitive approach and landscape mitigation measures the impact would be enhanced. Typical landscape measures include the following: existing boundary planting to be protected and retained, large plots included with a scattered development approach similar to existing settlement characteristics and a rural approach.</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 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 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>Development of the frontage site could have a detrimental impact on the Grade I listed church and churchyard opposite the site. A group of listed buildings fronting West Wickham Rd unlikely to be impacted.</p>
Archaeology	Amber	Located in the historic village core , to the east of the medieval parish church and to the south of a medieval moated 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: 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	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
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
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.

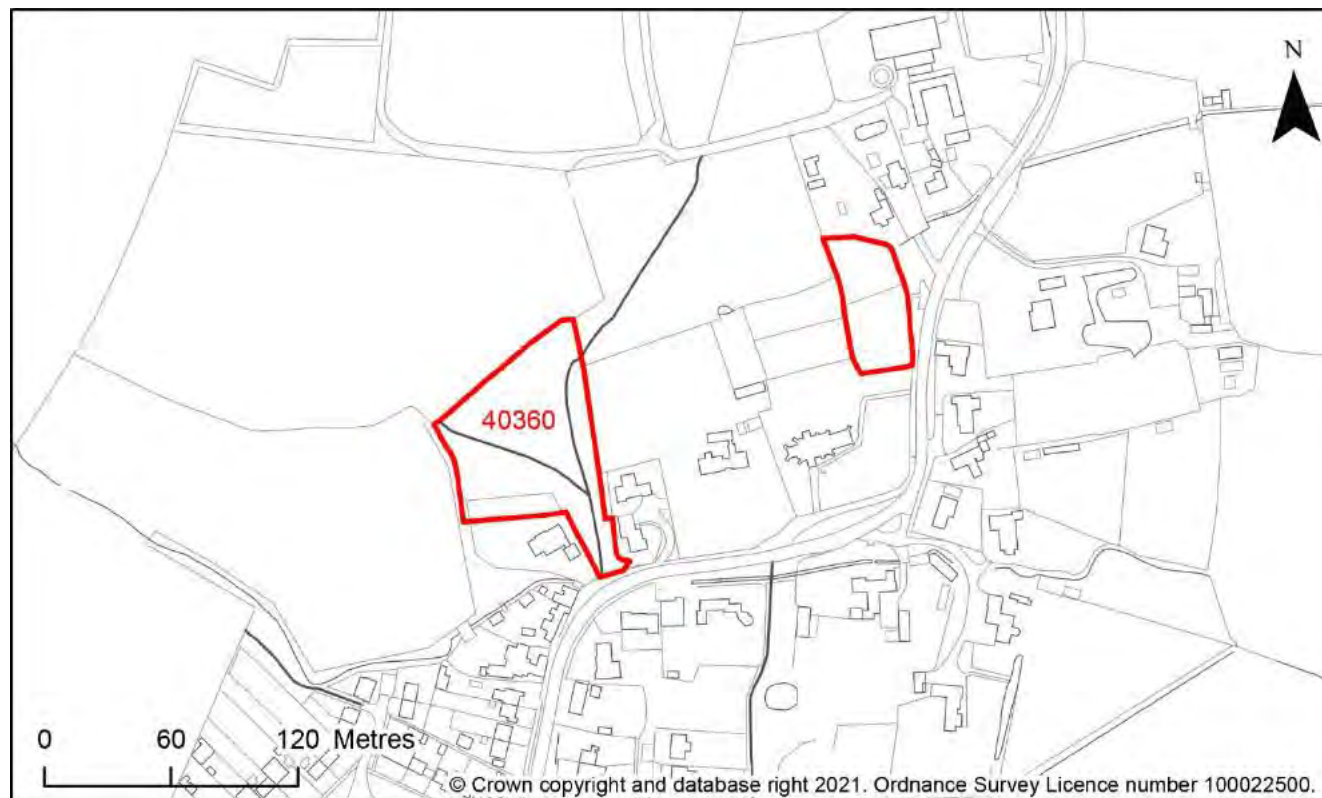
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	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

# Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath, CB21 4QD

**Site Reference: 40360**

**Map 402: Site description - Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath**



## Site Details

Criteria	Response
Site area (hectares)	0.74
Parish or Ward	Horseheath 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, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	13

## 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 30 year event</p> <p>11% lies in a 1 in 100 year event</p> <p>65% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Primarily outside a PVAA</p> <p>NCA 86 South Suffolk and North Essex Clayland District Area The South-East Claylands</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands</p> <p>Site A – Development upon this site would have a minor adverse impact. With a sensitive approach and landscape mitigation measures the site would be enhanced. Typical landscape principles would include the following: existing trees and hedgerows to be protected and retained, the PROW to be integrated within the development, landscape buffer planting to be</p>



Issue	Assessment	Comments
		<p>included upon the northern boundary and a rural approach to be encouraged.</p> <p>Site B – Removal of allotment would be contrary to policy SC/8. Development upon this site would remove a valuable landscape and have significant adverse impact to the settlement character, local views and visual amenity. Even with a reduction in units with landscape mitigation the harm would still be adverse and unacceptable.</p>
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England unlikely to be required for small-scale residential development. Mature trees, boundary hedgerows and adjacent woodland may be Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, arable habitats and allotments likely to be of relatively low ecological value. Ponds within 100m may support great crested newt. Bat roost records nearby. Impacts could reasonably be mitigated or avoided through scheme design. Arable habitats may support 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 proposed dwelling numbers are too high. In particular for site B which would impact on the setting of the 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 west 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>



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	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>100% lies in an EA Source Protection Zone 3</p> <p>Public Right of Way is on or crosses the site</p>
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
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**

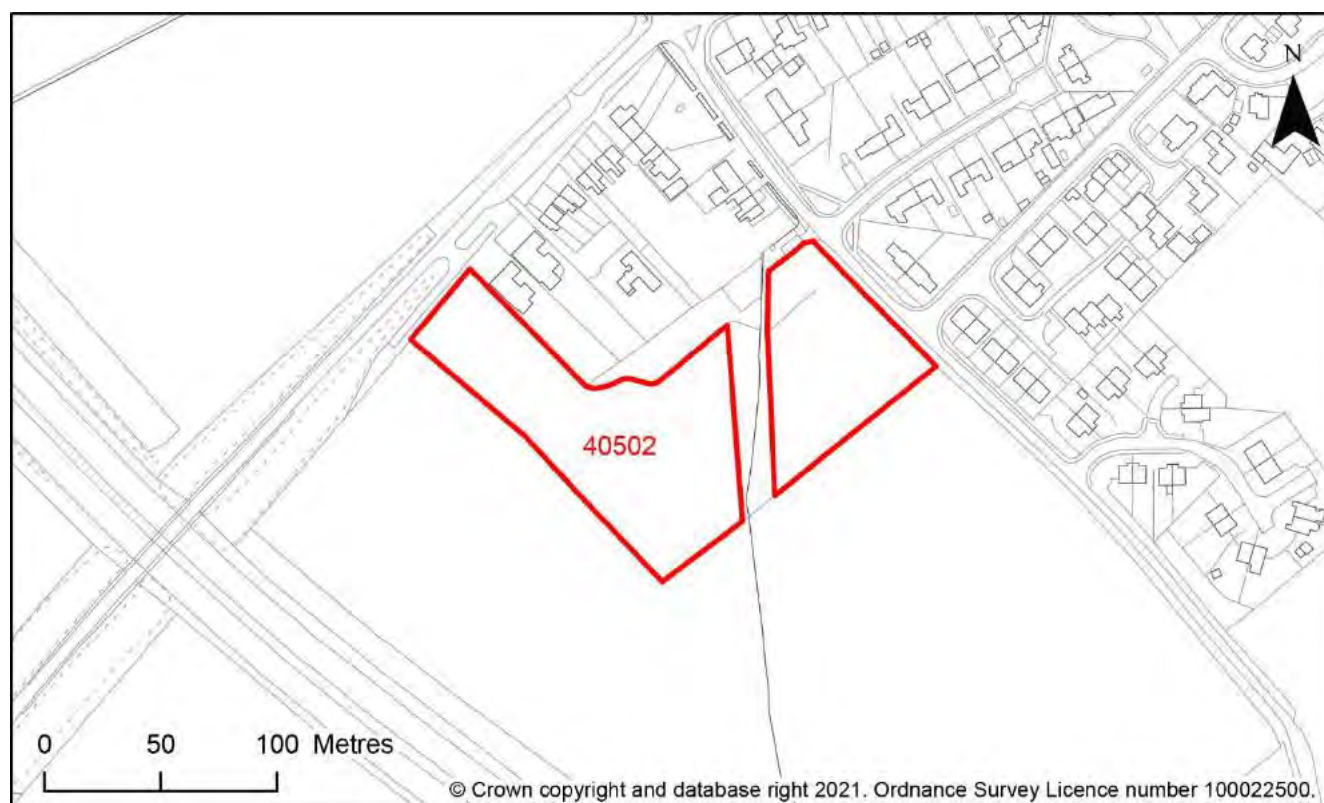
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	13
Estimated employment space (m <sup>2</sup> )	-

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

## Land at Coploe Road,Grange Road, Ickleton, CB10 1SZ

**Site Reference: 40502**

**Map 403: Site description - Land at Coploe Road,Grange Road, Ickleton**



### Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Ickleton 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

<b>Proposed development</b>	Residential, Market and affordable housing, Custom or self build housing
<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>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (2%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 11% lies in a 1 in 30 year event</p> <p>13% lies in a 1 in 100 year event</p> <p>24% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Green</b>	<p>NCA 87 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 - 3D: Cam &amp; Granta Tributaries</p> <p>Lowland Farmlands</p> <p>The site is grass field outside and abutting the settlement framework bordered by gappy hedgerows with a small stream running through the site. Wide views are negligible and local views are filtered through</p>

Issue	Assessment	Comments
		existing gappy hedgerows Development would have a limited impact upon the settlement character. With a sensitive approach inclusive of landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There is a ditch which divides the site in two and 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. 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	<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 the south of the medieval priory
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: 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 (Grange Rd) 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>	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>Amber</b>	<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	-	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	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 to the rear of No. 24 Brookhampton Street, Ickleton, CB10 1SP

**Site Reference: 40536**

**Map 404: Site description - Land to the rear of No. 24 Brookhampton Street, Ickleton**



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Ickleton 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
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	Primarily 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	Amber	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 9B: Cam River Valley The site is in a rural location bordered by native hedgerows outside and abutting the village settlement framework Wide and local views are limited due to built form and boundary vegetation. Development upon this site would have limited impact upon the settlement character. With a sensitive approach and landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site No potential impacts on designated sites. Grassland, hedges and trees 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

Issue	Assessment	Comments
		<p>need to find off-site compensation. Green, providing grassland is not a priority habitat.</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>Any development of the site would need to take into consideration the character of the village which is low density housing in good sized plots.</p>
Archaeology	Amber	Evidence for Saxon activity recorded to east
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: 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	The proposed site is acceptable in principle subject to detailed design. The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.

Issue	Assessment	Comments
		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 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.
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 3 100% lies in an EA Source Protection Zone 3
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.

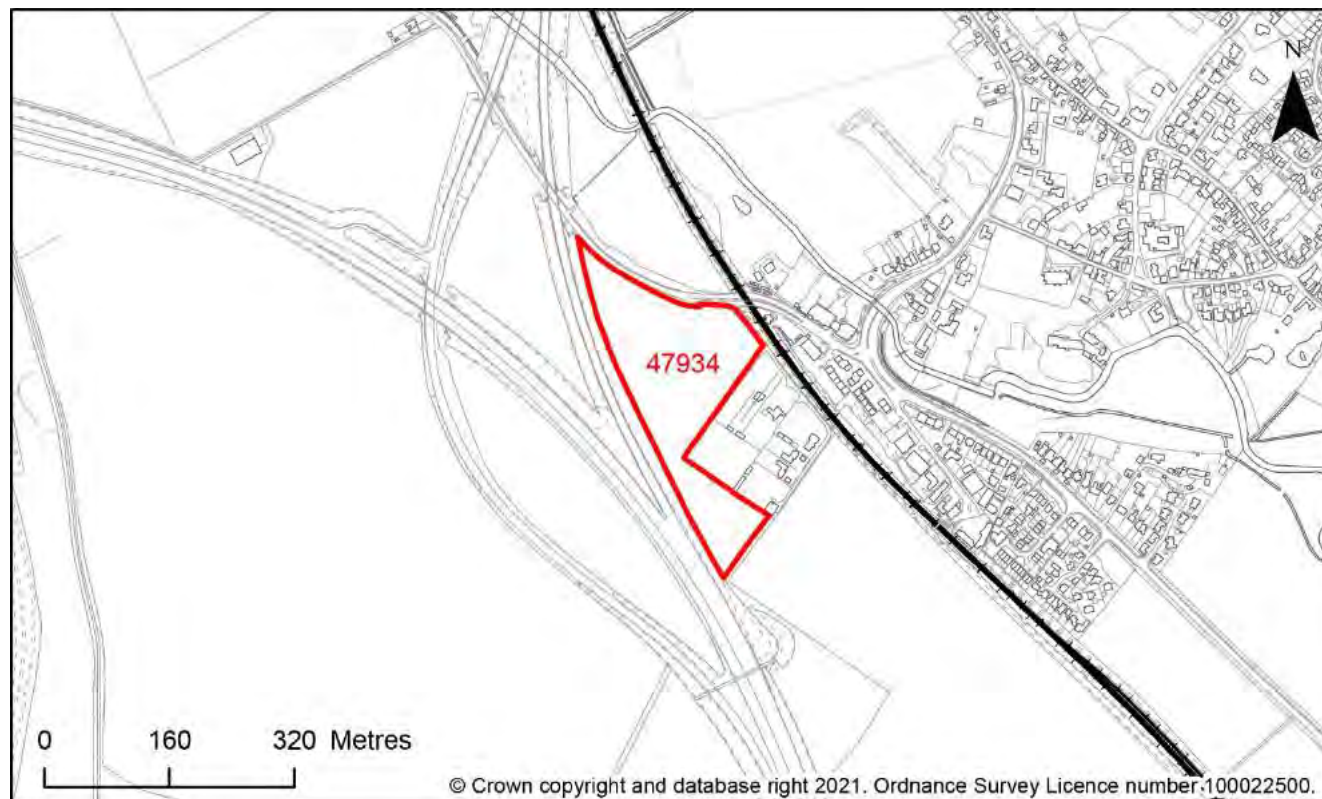
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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 south of Ickleton Road, Great Chesterford, CB10 1NX

## Site Reference: 47934

Map 405: Site description - Land south of Ickleton Road, Great Chesterford



### Site Details

Criteria	Response
Site area (hectares)	3.92
Parish or Ward	Ickleton 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	100
-------------------------------	-----

## 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 100 year event 8% 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 settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development of residential units upon this site would be detached from the existing settlement framework. It would have a significant adverse impact upon the landscape and settlement character. Development would urbanise the rural landscape and encroach into the countryside. Even with a reduction in residential numbers and landscape mitigation measures there would still be a significant adverse impact to the settlement and landscape character. Residential units within this site would appear incongruous and not reflect nor respect the rural landscape characteristics.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Unlikely to impact on designated sites. Adjacent woodland/embankment may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable field likely to be of low ecological value although may support farmland bird populations. Pond within 250m 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	Red	The site is in close proximity to a Scheduled Ancient Monument across the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive Roman activity in the hinterland of the Roman town at Great Chesterford.
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 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>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	Red	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Res  No possibility of creating a safe access.
Transport and Roads	Amber	Could be issues with access close to level crossing. Need to consider walking and cycling links into Great Chesterford and Station, with potential Passenger Transport infrastructure improvements.  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 2 100% lies in an EA Source Protection Zone 3
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.

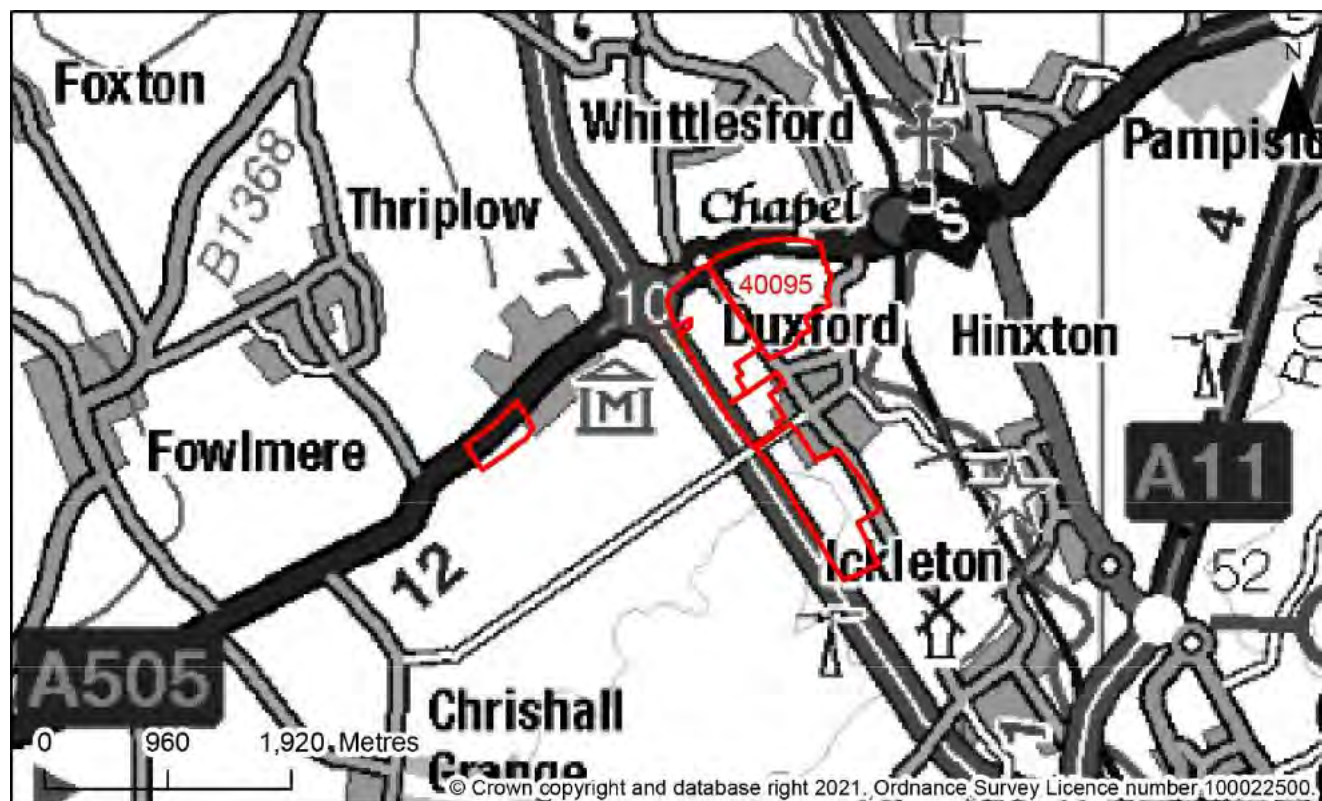
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	26
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 east of M11, west of Duxford, Duxford, CB22 4QG

Site Reference: 40095

Map 406: Site description - Land east of M11, west of Duxford, Duxford



## Site Details

Criteria	Response
Site area (hectares)	175.26
Parish or Ward	Ickleton CP; Duxford CP; Whittlesford 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	Mixed Use, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	110000
Proposed housing units	800

## 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 or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or Partially within an Aerodrome</p> <p>Within 250m of a Mineral and Waste Consultation Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>National Character</p> <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. By way</p>

Issue	Assessment	Comments
		<p>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, 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 - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The development proposed would almost double the area of Duxford</p> <p>excluding the chemical works. It would further dilute the character of</p> <p>the village, block views, and markedly reduce the separation between</p> <p>Duxford and Whittlesford Bridge and Heathfield. Development of the</p> <p>site would have a significant adverse effect on the landscape setting</p> <p>of Duxford.</p>
Biodiversity and Geodiversity	Amber	<p>Any infrastructure such as warehousing over 1000m<sup>2</sup> and any agricultural/industrial development that could cause air pollution 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>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>

Issue	Assessment	Comments
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site wraps around the village and the Conservation Area and development could harm the character of the Conservation Area. The site would also reduce the openness between the village and the Grade II* Duxford Airfield and buildings and have a potentially detrimental impact.</p>
Archaeology	Amber	Located in an intensive multi-period landscape
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: 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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	The site is located close to Whittlesford Parkway Station. 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

Issue	Assessment	Comments
		<p>there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. 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>	The proposed site will be affected by road traffic noise from nearby main roads and by noise from nearby airport activities (ground operations and airborne aircraft), 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	<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>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 96% Grade 2; 4% Grade 3</p> <p>17% 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>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Amber</b>	<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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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**

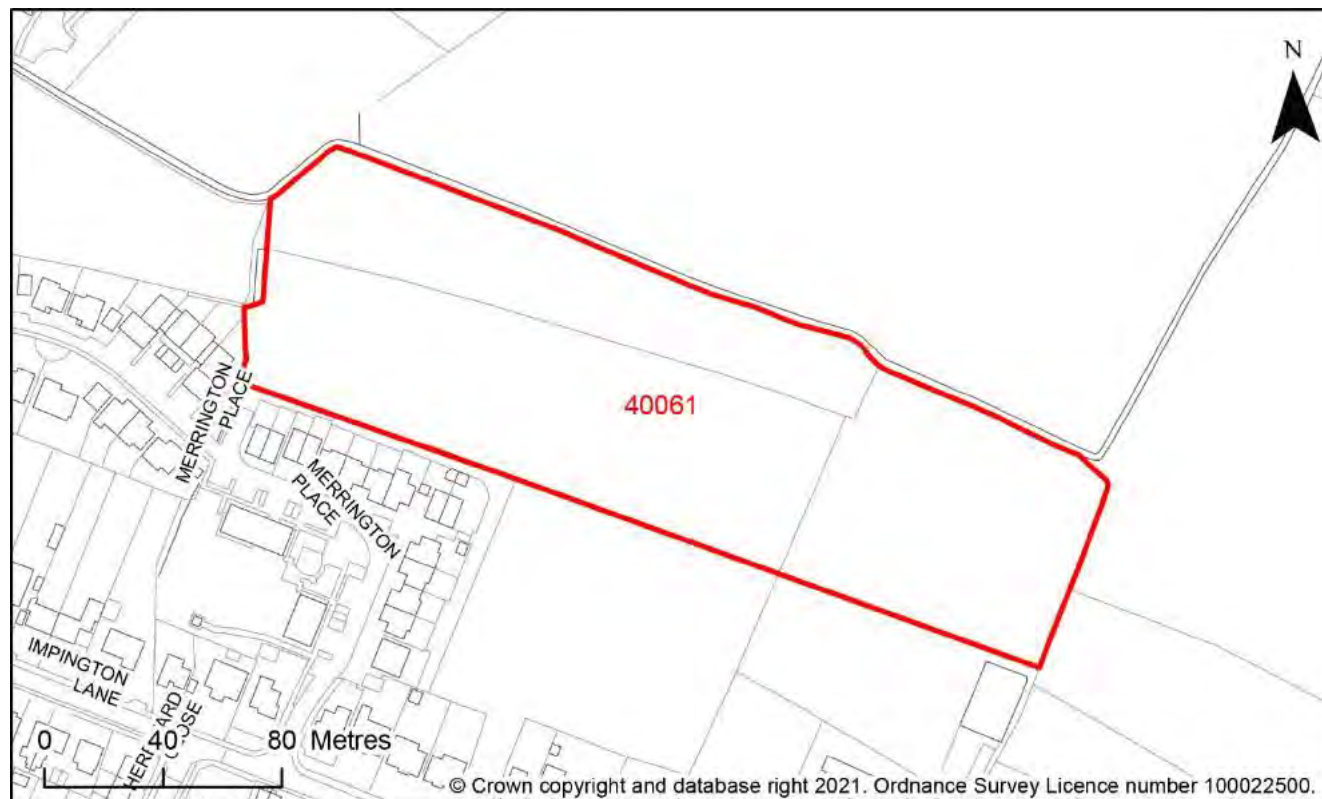
Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	800
Estimated employment space (m <sup>2</sup> )	110000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years



# Land North of Impington Lane, Impington, CB24 9NJ

Site Reference: 40061

Map 407: Site description - Land North of Impington Lane, Impington



## Site Details

Criteria	Response
Site area (hectares)	2.34
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	52



## 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>Primarily outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Partially within the Cambridge Greenbelt (99%)</p>
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (44%)</p> <p>Partly in Flood Zone 3 (25%)</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>23% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.</p> <p>District Character Area: District Design Guide SPD March 2010 - The Western Claylands</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Any development of this site, on the northern edge of the village, would be further encroachment into the countryside and would be difficult to develop without</p>

Issue	Assessment	Comments
		exposing extensive views of it from the north and northeeast.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile receptor site for the adjoining development. Therefore any translocation of resident reptile population may result in double handling which is against Natural England best practice guidance. 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 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	Excavations in advance of development to the south identified evidence for Iron Age and Roman settlement.
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 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>

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>Amber</b>	<p>The B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvement scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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>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: 38% Grade 2; 62% Urban  Watercourse crosses 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: HI8  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.

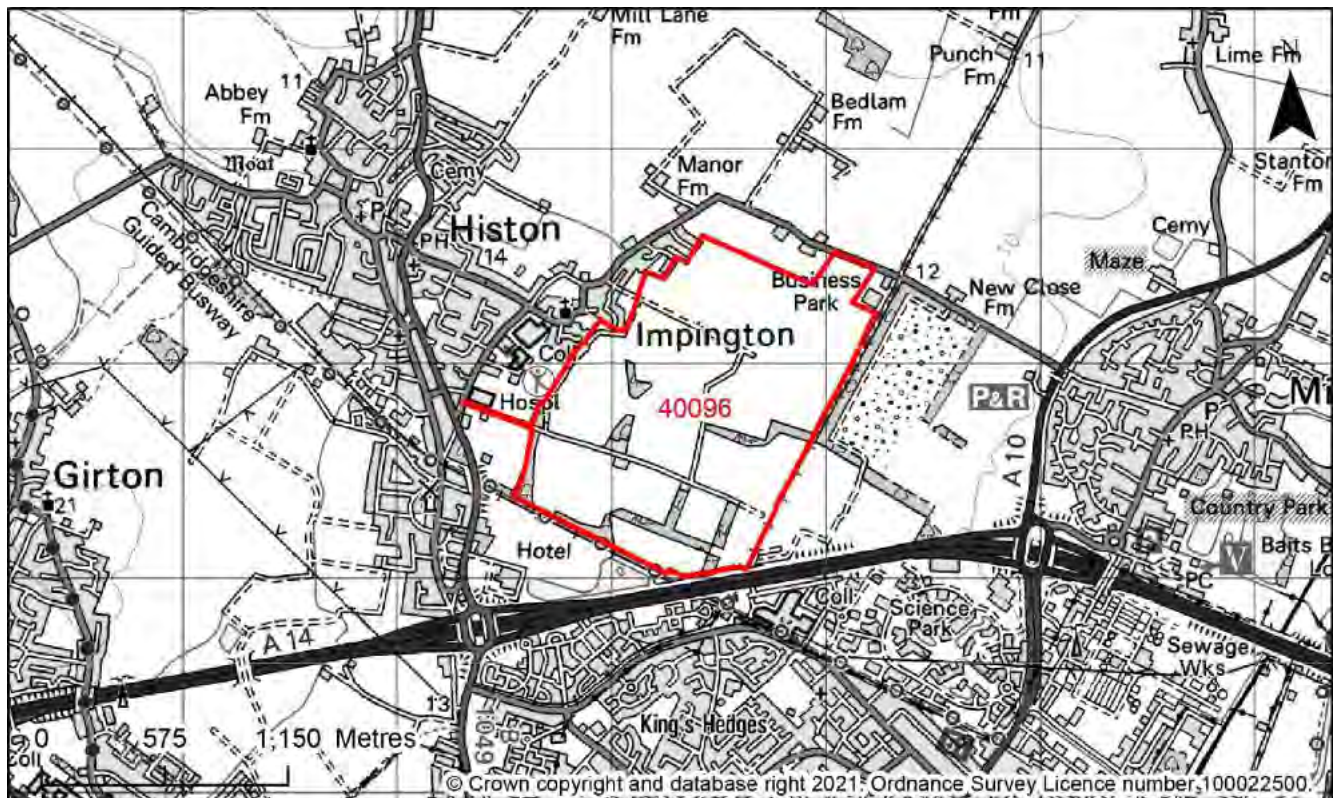
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 of A14 and south of Milton Road, Impington, CB24 9LD

Site Reference: 40096

Map 408: Site description - Land north of A14 and south of Milton Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	164.69
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Public open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	185806
<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 Wholly within the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
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 13% 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 arable farmland can be seen in most directions, from



Issue	Assessment	Comments
		<p>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 Fen Edges as assessed by SCDC within District Design Guide SPD March 2010. This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon. Smallholdings for market gardens, flower growing nurseries and orchards introduce additional local variety and interest in the landscape.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development throughout the site would have a significant adverse impact to the wide and local landscape character views and visual amenity. It would be a significant encroachment in the landscape, permanent, removal of agricultural open fields and an urbanisation of rural countryside. Even with a reduction in development with landscape mitigation measures the harm would still adverse and unacceptable.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Any infrastructure such as warehousing over 1000m<sup>2</sup> will require Natural England consultation. The site contains broadleaved deciduous woodland priority habitat, as well as grasslands, hedges and wooded boundaries which 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</p>



Issue	Assessment	Comments
		or compensated.
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>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Development would impact on the rural setting of Impington Conservation Area, eroding significance and rural buffer between here and Milton, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in the post medieval formal garden of Impington Hall. Extensive evidence for late prehistoric and Roman activity in the vicinity, including the route of the Roman road Akeman Street forming the eastern boundary</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: 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 health centre (4 doctors), 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 applicant will have to consider the site's impact onto the villages of Histon/Impington and B1049. Vehicular access is not known at this point, but the site is likely to be a high trip generator via the A10 and A14.</p> <p>The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements, or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>Due to the edge of village location, high quality sustainable transport infrastructure must be provided to promote walking and cycling to the site.</p> <p>The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development.</p> <p>The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the 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 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	Partially in AQMA, very edge of site overlaps with AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 41% Grade 2; 51% Grade 3; 8% 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: KI2; HI10; HI12; HI14; HI13; HI11; OA1  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
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.

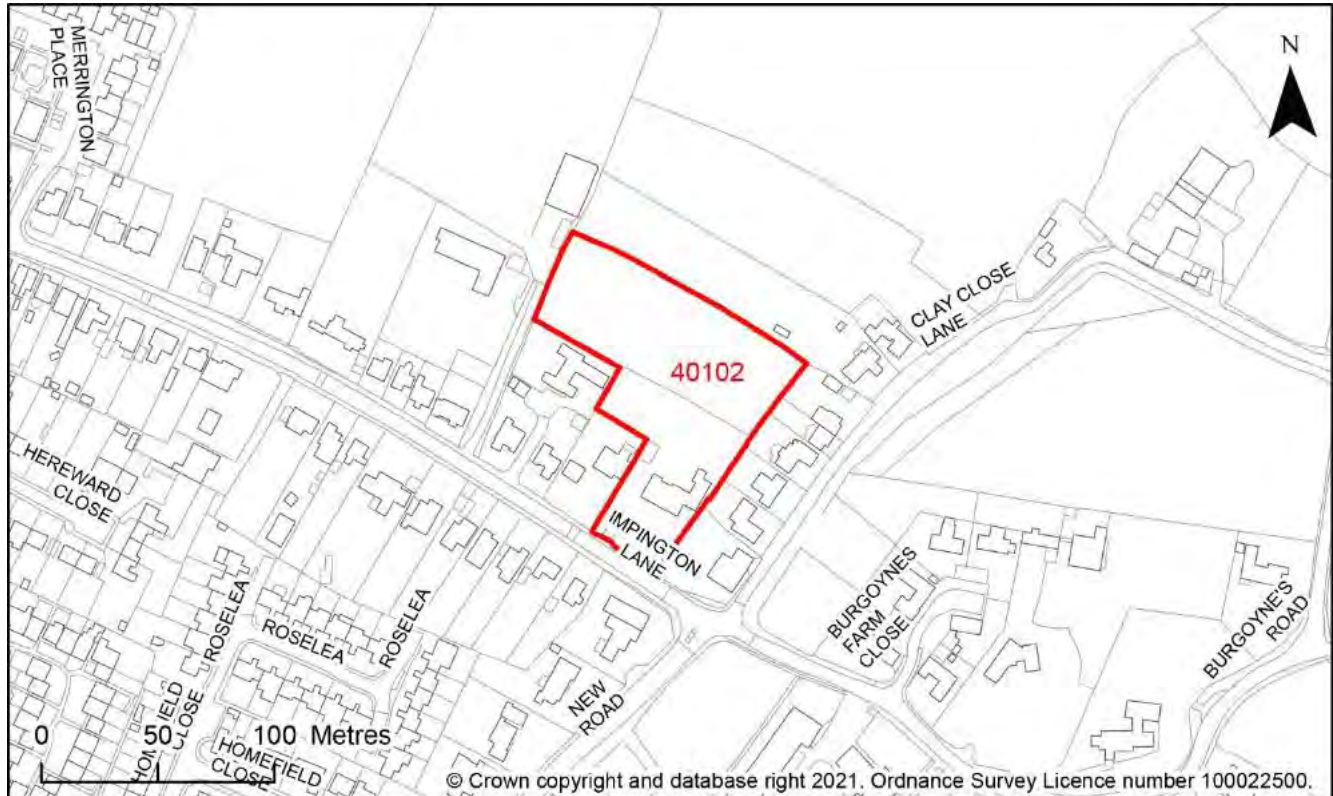
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	185806
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# 93 Impington Lane, Impington, CB24 9NJ

## Site Reference: 40102

### Map 409: Site description - 93 Impington Lane, Impington



### Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Impington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
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>Primarily outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Inside or Partially within a Made Neighbourhood Plan</p> <p>Partially within the Cambridge Greenbelt (60%)</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</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>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.</p> <p>Local Character</p>

Issue	Assessment	Comments
		<p>At local level the site is situated within The Fen Edge as assessed by SCDC within District Design Guide SPD March 2010. This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon. Smallholdings for market gardens, flower growing nurseries and orchards introduce additional local variety and interest in the landscape.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site made up of an existing Impington Lane property plus a field to the rear. The use of vegetation to contain and buffer development from view or impact will be required. The site will form a new village edge and as such, appropriate buffering to integrate the site into the context of the existing village edge will be required.</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 Amenity Green Space</p> <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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Not likely to have a significant impact on nearby Grade I listed building. May have some impact on townscape in conservation area, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Prehistoric and Roman archaeology recorded to west



Issue	Assessment	Comments
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 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	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>Site adjacent to a previously contaminated site. Potential for historic contamination, conditions required.</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% 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: HI8  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	26
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 Evolution Business Park, Milton Road, Impington, CB24 9NG

**Site Reference: 40260**

**Map 410: Site description - Land at Evolution Business Park, Milton Road, Impington**



## Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield and 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, 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>	2117
<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</p> <p>Inside or Partially within a Made Neighbourhood Plan</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: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>7% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.</p> <p>District Design Guide SPD March 2010 - The Western Claylands</p> <p>District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p>

Issue	Assessment	Comments
		The site lies 800m to the west of Impington village immediately northwest of Milton Household Recycling Centre. Development of the site could be achieved with due consideration of the rural context. A landscape strategy including a suitable edge treatment is necessary. The scale and massing of buildings must reflect the rural context.
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. Site likely to be of low ecological value, although boundary habitats including hedgerow and watercourse may be priority habitat/Habitats of Principal Importance and be of high ecological value. Farmland birds may be present. Boundary drain may support protected species e.g. water vole but could be retained.</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	No significant archaeology is likely to survive in this 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 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: 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 on an edge of village location with poor existing walking and cycling links. To ensure the development is sustainable, the development must promote walking and cycling with high quality infrastructure. The development is likely to generate trips onto the villages of Histon/Impington and also the A10 Corridor. Local junction capacity assessments may be required along the B1049, where there are existing capacity issues with little room to upgrade the junctions. The Highway Authority has a nil deterrent policy for the A10, meaning that a development is not allowed to generate any new vehicle trips onto the corridor. The applicant must consider this and promote a 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	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	-	Agricultural Land Classification: 100% Grade 2

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: OA1  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?	In part, multiple planning permissions for commercial development related to the wider site (20/02216/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 non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
-----------------------	----------

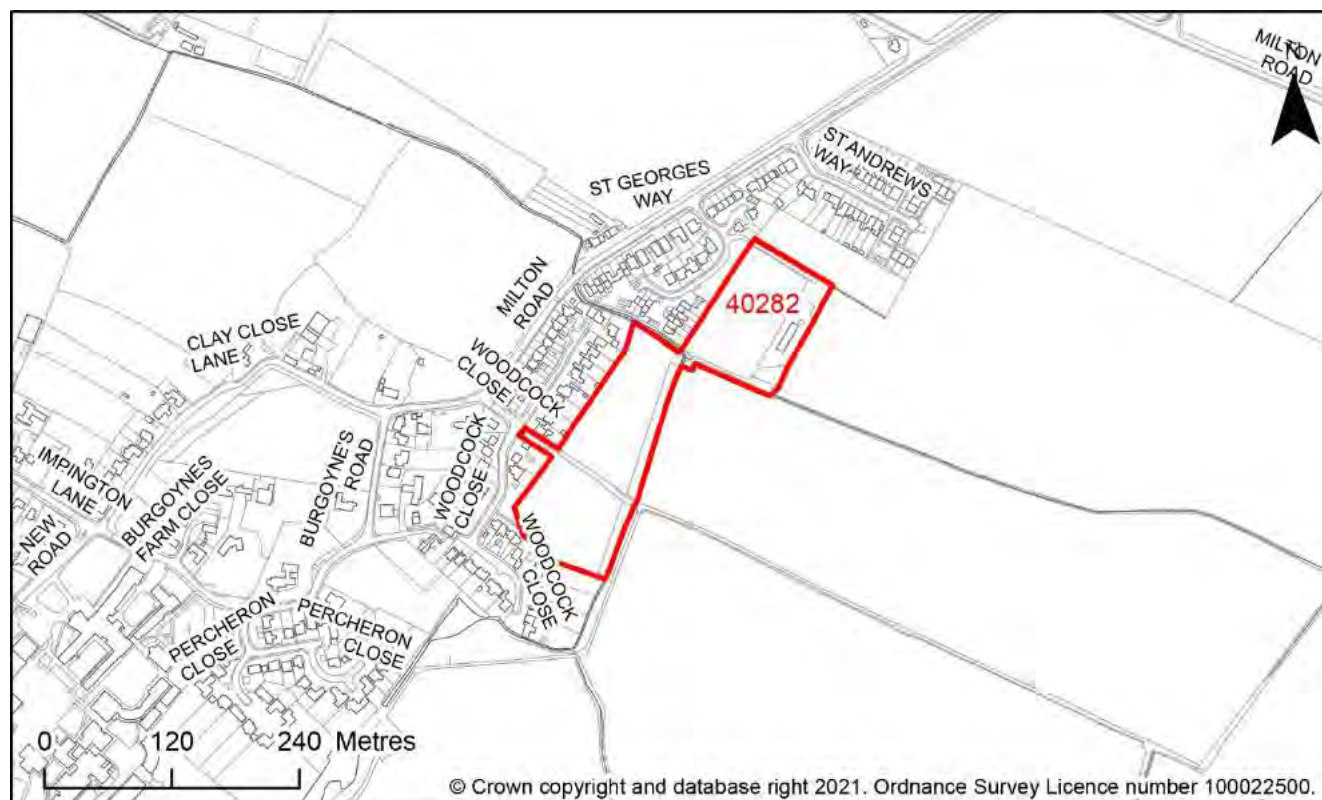
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	2117
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land adjacent to St Georges Way and Woodcock Close, Impington, CB24 9AF, CB24 9LD

**Site Reference: 40282**

**Map 411: Site description - Land adjacent to St Georges Way and Woodcock Close, Impington**



## Site Details

Criteria	Response
Site area (hectares)	2.99
Parish or Ward	Impington 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 Rural Centre
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	50

## 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>	Primarily outside Development Framework  Inside or Partially within a Made Neighbourhood Plan  Partially within the Cambridge Greenbelt (97%)
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>Amber</b>	National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Design Guide SPD March 2010 - The Western Claylands  District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is somewhat isolated being to the rear of

Issue	Assessment	Comments
		existing properties and currently is seen as part of the countryside and has a rural landscape character. The site is well contained within the boundary vegetation and could easily become part of the built environment with little harm to the surrounding landscape character. As proposed the site could be developed but should have due consideration of its village edge and rural location.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There are watercourses adjacent to the eastern boundary of the site which will require surveys and possible 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>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 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 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 eastern edge of the historic village core. 19th century brickworks are located to the south.
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>

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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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>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	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses 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: HI12; HI11  Very 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.

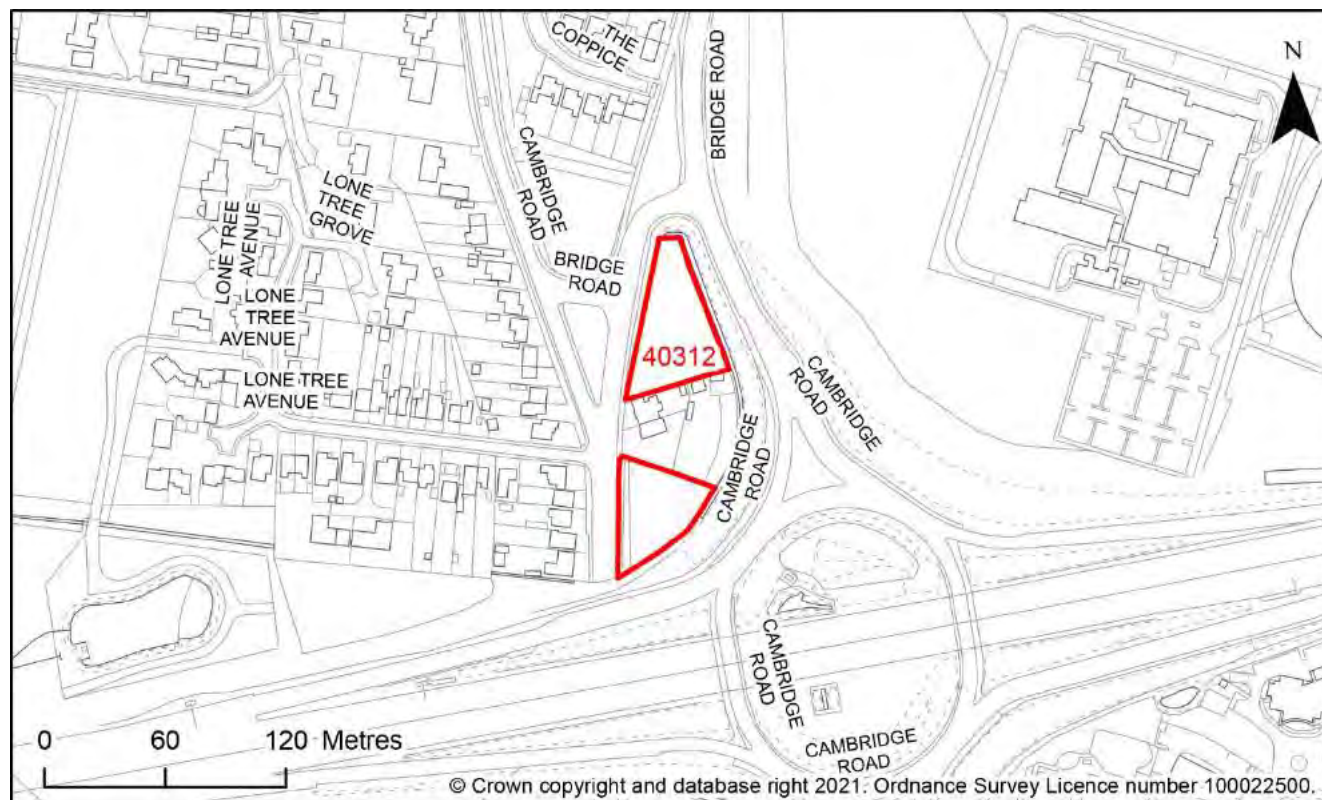
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
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 adjoining 49-51 Cambridge Road, Impington, CB24 9PS

**Site Reference: 40312**

**Map 412: Site description - Land adjoining 49-51 Cambridge Road, Impington**



## Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	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	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Primarily within 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: 33% lies in a 1 in 30 year event</p> <p>47% lies in a 1 in 100 year event</p> <p>49% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Primarily within a PVAA</p> <p>At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Fen Edge, as assessed by SCDC within District Design Guide SPD March 2010.</p> <p>As defined within the Character Areas the site is largely urbanised and defined by the edge of the A14.</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 Protected Village Amenity Area and the designated important green space. Development would erode the green buffer between this end of Impington and the A14/City of Cambridge. In addition, development would further degrade of the separation, and amalgamate Impington with Cambridge. Even with a reduction in residential units</p>



Issue	Assessment	Comments
		the harm would still be significantly adverse.
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 outside of current urban area will require consultation with Natural England. No apparent priority habitat; however, there is a ditch adjacent to the eastern and southern boundary which is likely associated with the adjacent road junction.</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 a Semi-Natural Green 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	Green	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	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: 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>

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	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	Red	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	Fully in AQMA, but small site therefore minimum traffic impact
Contamination and Ground Stability	Green	No prior history of development

### Further constraints

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

# Bedlam Farm, Milton Rd, Impington, CB24 9NG

Site Reference: 40389

## Map 413: Site description - Bedlam Farm, Milton Rd, Impington

### Map of site



### Site Details

Criteria	Response
Site area (hectares)	2.24
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield and 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	Agricultural land/building, Commercial/industrial
Proposed development	Non-Residential, Office
Proposed employment floorspace (m <sup>2</sup> )	9750

<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  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 30 year event  3% lies in a 1 in 100 year event  8% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Landscape Character Designations and Assessment  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Character Area: District Design Guide SPD March 2010 - The Western Claylands  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site, currently in commercial use, is in an isolated location within the Green Belt. Existing buildings are single storey and partly concealed behind an immature woodland belt. The development is discrete and does little to disrupt the flat rural landscape character of the

Issue	Assessment	Comments
		area. In landscape terms, development of the site could be achieved, subject to appropriate landscape mitigation measures, including careful consideration of scale and massing of buildings and suitable boundary treatment to soften views
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution, and any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day will require consultation with Natural England. There are no apparent priority habitats within 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	Cropmarks of enclosures of Iron Age and Roman date are located to the west.
Accessibility to Services and Facilities	Red	<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 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	<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 is located on an edge of village location with poor existing walking and cycling links. To ensure the development is sustainable, the development must promote walking and cycling with high quality infrastructure. The development is likely to generate trips onto the villages of Histon/Impington and also the A10 Corridor. Local junction capacity assessments may be required along the B1049, where there are existing capacity issues with little room to upgrade the junctions. The Highway Authority has a nil deterrent policy for the A10. Meaning that a development is not allowed to generate any new vehicle trips onto the corridor. The applicant must consider this and promote a 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>	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: 75% Grade 2; 25% 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: OA1  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
-----------------------	----------

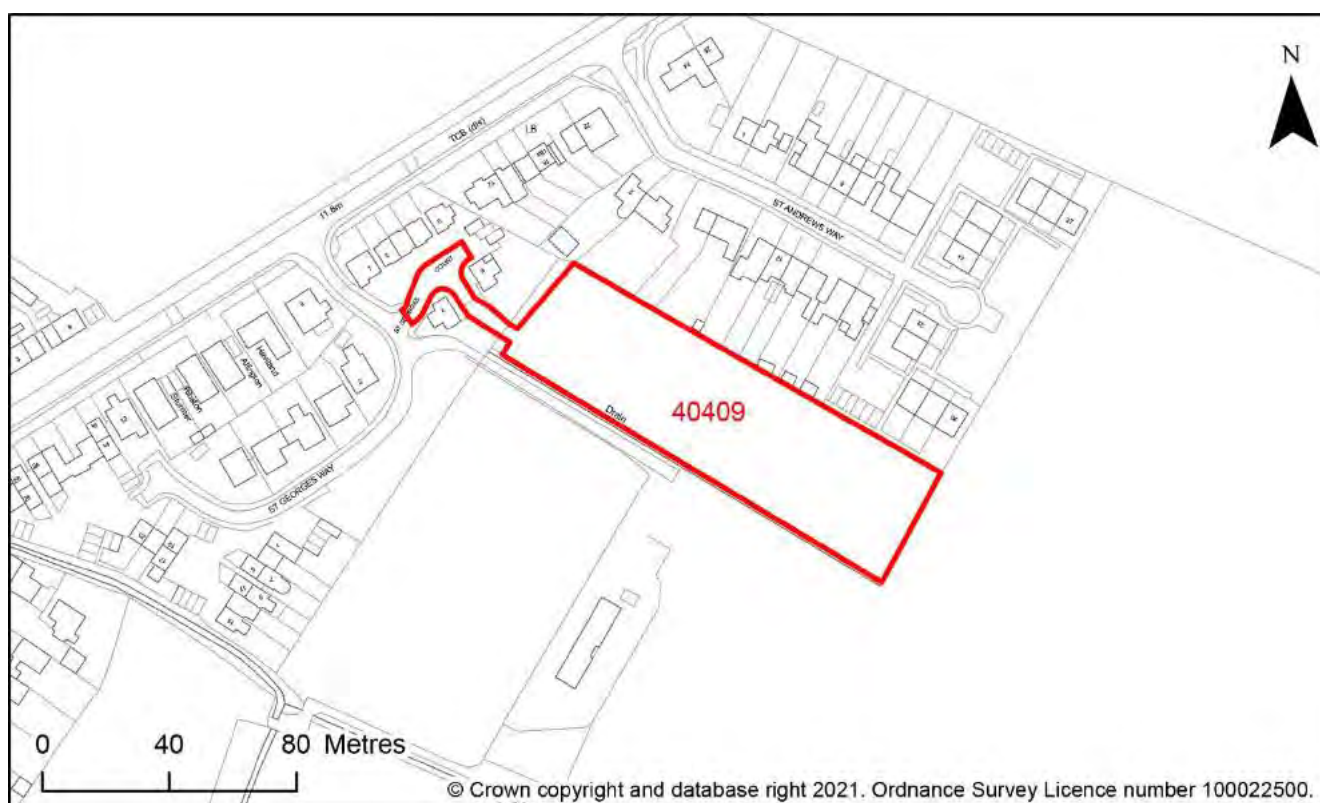


Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	9750
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

## Land r,o no. 7 St Georges Close, Impington, CB24 9NQ

### Site Reference: 40409

Map 414: Site description - Land r,o no. 7 St Georges Close, Impington



### Site Details

Criteria	Response
Site area (hectares)	0.55
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor

<b>Category of settlement</b>	Within or adjacent to Rural Centre
<b>Current or last use</b>	Paddock/scrub
<b>Proposed development</b>	Residential, Market and affordable housing
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	9

## 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  Partially within the Cambridge Greenbelt (93%)
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>Amber</b>	Landscape Character Designations and Assessment  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Character Area: District Design Guide SPD March 2010 - The Western Claylands  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is well contained within the boundary vegetation and could be developed with limited visual harm to the surrounding landscape character. Any development must respect the site's edge of village location and maintain a rural feel. All boundary vegetation must be protected and enhanced to create an appropriate rural edge treatment to soften views and integrate development into the surroundings. Space for this landscape mitigation may lessen proposed unit numbers for the 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, scrub and woodland, 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	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 north eastern edge of 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>

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>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

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 13% Grade 2; 1% Grade 3; 86% 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: HI12; HI11  Very 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	16
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

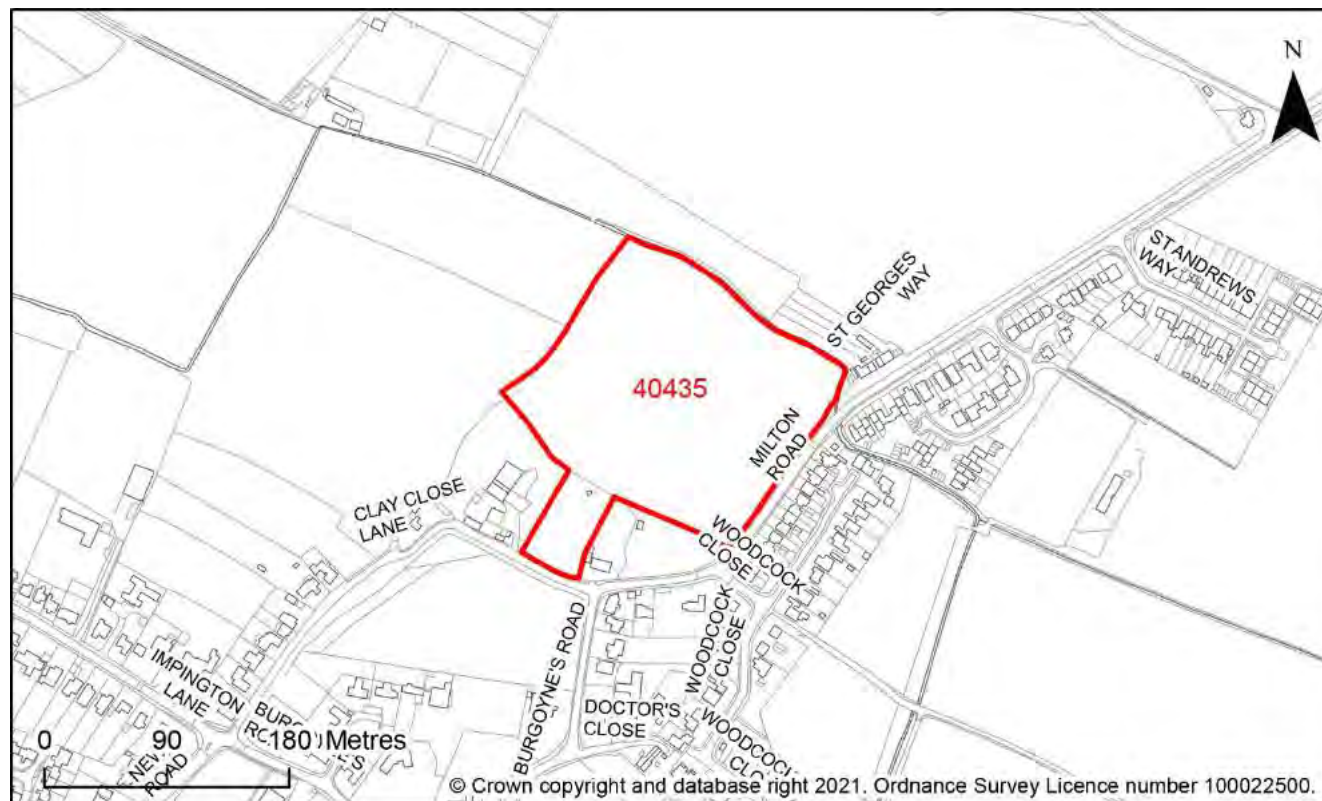
Development completion timescales (years)
---

0-5 Years
-----------

# Land at Milton Road, Impington, CB24 9NE

Site Reference: 40435

Map 415: Site description - Land at Milton Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	3.47
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	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	<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: 2% lies in a 1 in 30 year event</p> <p>6% 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>Landscape Character Designations and Assessment</p> <p>National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.</p> <p>District Character Area: District Design Guide SPD March 2010 - The Western Claylands</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>This location it is seen as being within the developed area although in a very rural location. The site could be developed with a reduction in the number of dwellings and with due consideration of its village edge and rural location. If the density were to be lowered and appropriate edge treatment to soften views and integrate any development into the surroundings were to be incorporated some development could be</p>



Issue	Assessment	Comments
		achieved.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There is a ditch that runs adjacent to the northern boundary that will require surveys and possible mitigation. There are no other 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. 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	Amber	<p>Within a Conservation Area</p> <p>Design, layout and landscaping, especially around the access point, would determine whether there would be harm to the conservation area.</p>
Archaeology	Amber	Located on northern edge of historic village core to the north 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: 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: Less than or Equal to 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 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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 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: 84% Grade 2; 16% Urban  Watercourse 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: HI8  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	29
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 to the south of Milton Road, Impington, CB24 9NG

Site Reference: 40460

Map 416: Site description - Land to the south of Milton Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	7.51
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Community facilities, Recreation and leisure
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	<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: 4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.</p> <p>District Character Area: District Design Guide SPD March 2010 - The Western Claylands</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The proposal would extend the northernmost end of the ribbon type development along Milton Road still further north and into the countryside. This expansion of the linear urban corridor of Milton Road would have a significant effect on the surrounding rural landscape character by having an urbanising effect particularly as there are extensive views in and out of the site. It would also make the entrance to the village from the northeast more drawn-out thereby amplifying the isolation of the site.</p>

Issue	Assessment	Comments
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. Boundary habitats including hedgerows, trees and drains 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.</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	Extensive evidence for prehistoric and Roman settlement is recorded to the 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: 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 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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	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: 96% Grade 2; 4% Grade 3
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: HI10; HI11 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**

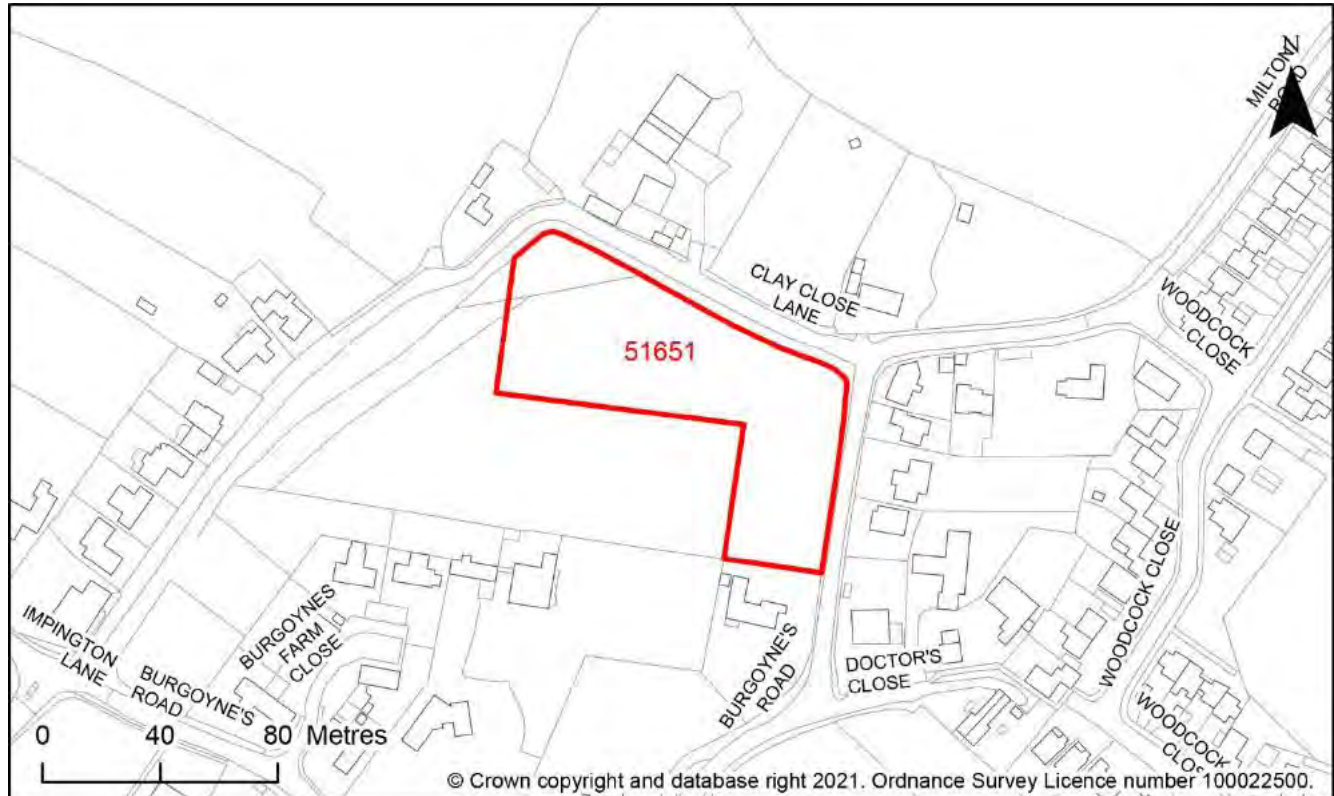
Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	50

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 off Clay Close Lane, Impington, CB24 9NB

Site Reference: 51651

Map 417: Site description - Land off Clay Close Lane, Impington



## Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Research and Development, Research and Development, Research and Development, Research and Development, 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>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: 1% 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 settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is part of a grass paddock, surrounded by mature vegetation, located within the Green Belt, outside, but adjacent to the village framework boundary. Development upon this site would have a significant adverse impact to the settlement character. It would permanently erode the existing paddock located upon the edge of the village, harm the important views out to the countryside and urbanise the rural landscape. Even with a reduction in residential units within landscape mitigation measure the harm would still be adverse and permanent.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated sites. Wooded boundaries 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 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 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Any development on this site will have an impact on the heritage asset, the Conservation Area, which it sits within. The openness of the site is a welcome space in the Conservation Area. A well-considered development may be acceptable, subject to scale, layout and other mitigation measures.</p>
Archaeology	Amber	Located in the historic village core to the north of the medieval parish church.
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: 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: 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: 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	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% 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	-	Parcel ID: HI9

Harm of Green Belt Release		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.

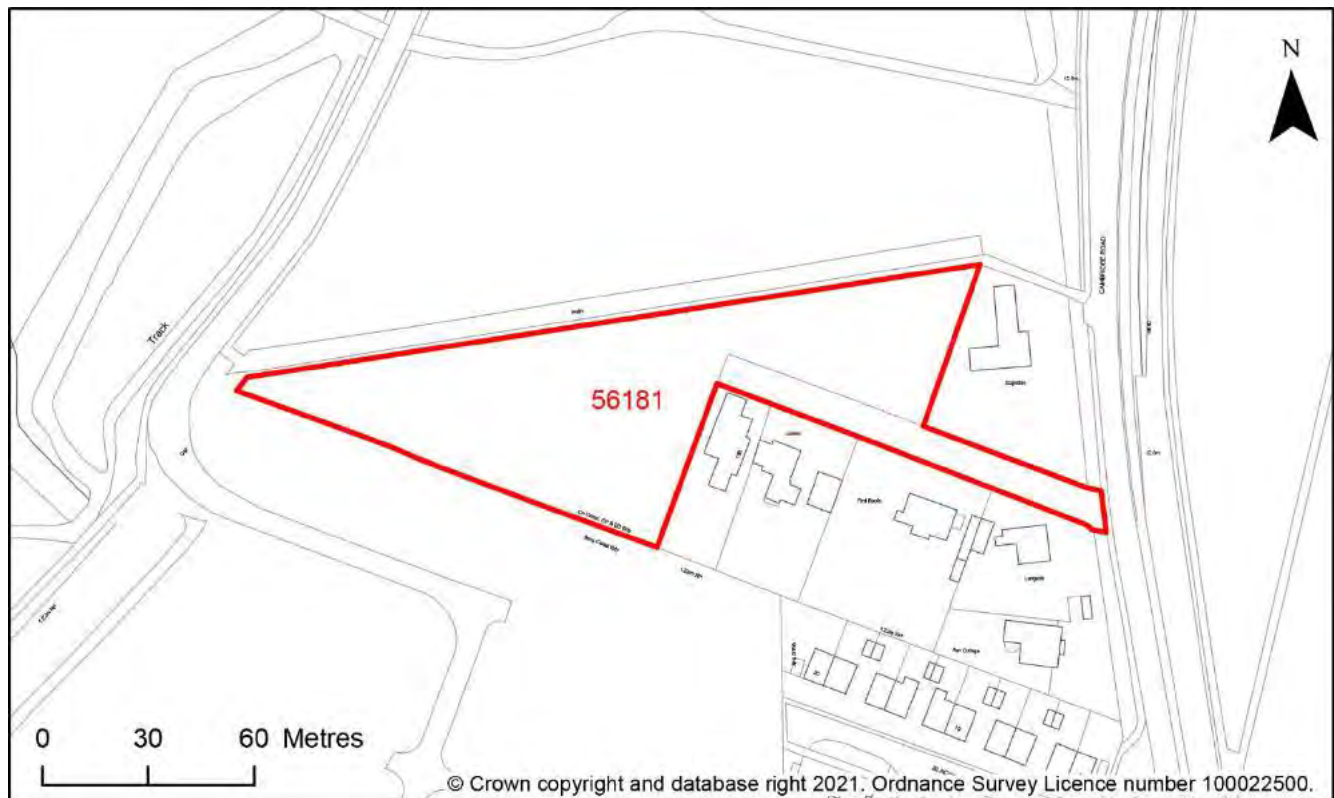
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 adj. 106 Cambridge Road, Impington, CB24 9NX, CB24 9NX

**Site Reference: 56181**

**Map 418: Site description - Land adj. 106 Cambridge Road, Impington, CB24 9NX**



## Site Details

Criteria	Response
Site area (hectares)	0.80
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Edge of Cambridge
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons 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>	20

## 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>Green</b>	<p>Primarily within Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 20m of an Area of Major Change/Opportunity Area</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: 35% lies in a 1 in 30 year event</p> <p>53% lies in a 1 in 100 year event</p> <p>87% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>Landscape Character Designations and Assessment</p> <p>National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.</p> <p>District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.</p> <p>Landscape Character Assessment (2021) Landscape</p>

Issue	Assessment	Comments
		<p>Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>Development upon this site would have a significant adverse impact upon the settlement of Cambridge. It would be an encroachment into the landscape, an urbanisation of the rural landscape, permanent and not reflect the existing characteristics particularly upon the edge of Cambridge. However, with a significant reduction in residential units the site could accommodate a development subject to the following landscape mitigation measures.</p>
Biodiversity and Geodiversity	Green	<p>Within 200m of a SSSI</p> <p>All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land but appears to have reverted to grassland 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	<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	<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	<p>Evidence for Roman activity in the vicinity includes the site of a Roman temple to the south.</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: 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>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	Green	No prior history of development.

### 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 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	25
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

# Kings Gate site, Villa Road, Impington, CB24 9PB

Site Reference: 40041

Map 419: Site description - Kings Gate site, Villa Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	6.72
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Student accommodation, Custom or self build housing, 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>	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>	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Red</b>	Flood zone: Partly in Flood Zone 2 (75%) Partly in Flood Zone 3 (42%) Surface water flooding: 52% lies in a 1 in 30 year event 74% lies in a 1 in 100 year event 82% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.</p>
Biodiversity and Geodiversity	Amber	<p>Unlikely to require consultation with Natural England. No designated sites nearby. North-west and northern areas and boundary habitats including hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). 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	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 to the west of settlement of probable Roman date
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: 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>



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	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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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 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 Watercourse 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: HI21; HI20; HI18; HI19  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
Is there planning permission to develop the site?	No, application withdrawn (S/2930/15/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.

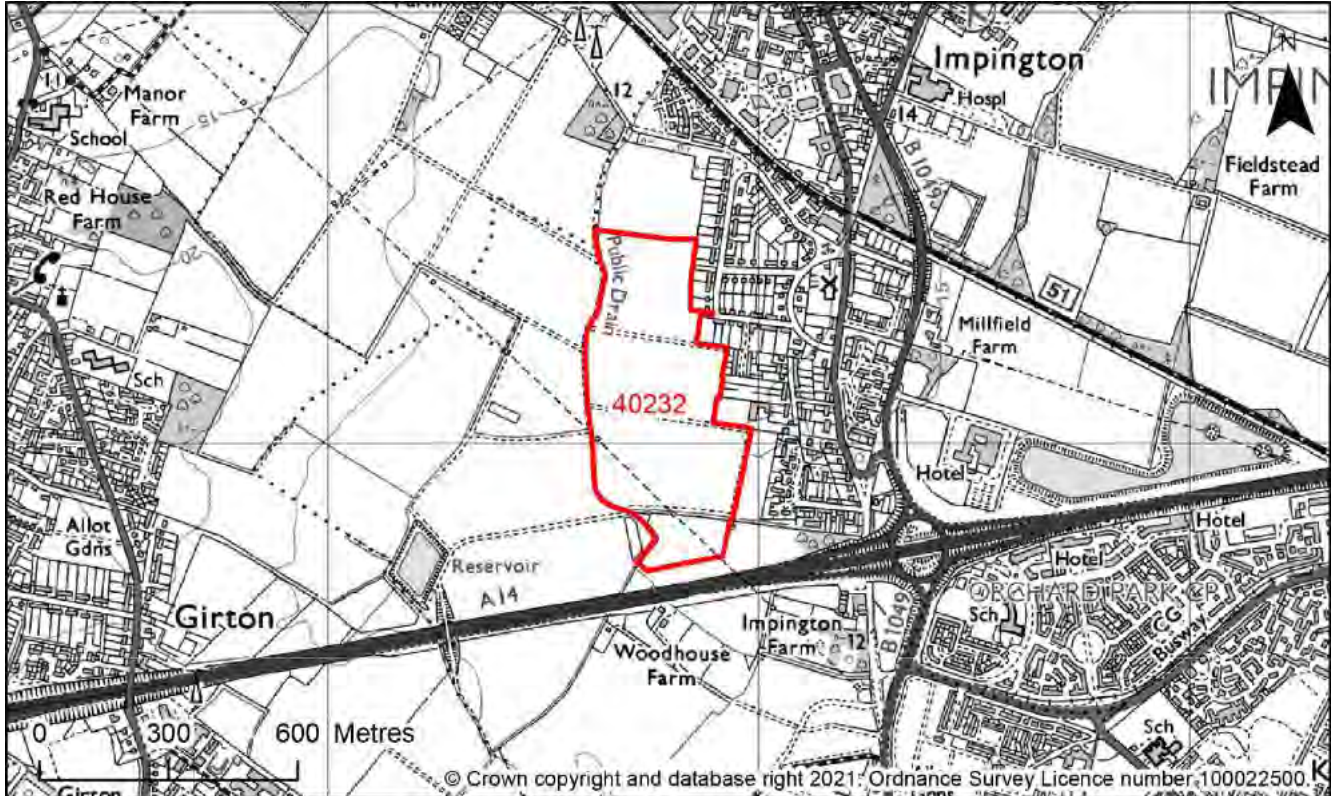
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
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 of South Road, Impington, CB24 9PN

Site Reference: 40232

Map 420: Site description - Land west of South Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	20.62
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Custom or self build 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>	-
<b>Proposed housing units</b>	450

## 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: Partly in Flood Zone 2 (4%) Surface water flooding: 9% lies in a 1 in 30 year event 29% lies in a 1 in 100 year event 38% 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. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.
Biodiversity and Geodiversity	Amber	<p>Development over 50 dwellings or large infrastructure over 1000m<sup>2</sup> floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable).</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 no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of Iron Age and Roman settlement are located in 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 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: 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>



Issue	Assessment	Comments
		<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>The applicant will have to consider the site's impact on the villages of Histon/Impington, and B1049. Vehicular access is not known at this point, but the site is likely to be a high trip generator via the A10 and A14.</p> <p>The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/ Impington Lane junction which requires improvement.</p> <p>Due to the edge of village location, high quality sustainable transport infrastructure must be provided to promote walking and cycling to the site.</p> <p>The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development.</p> <p>The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the 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 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>

Issue	Assessment	Comments
Air Quality	Amber	Partially within SCDC AQMA and relatively large site - 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 Watercourse 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: HI17; HI18; HI19  Very 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?	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.

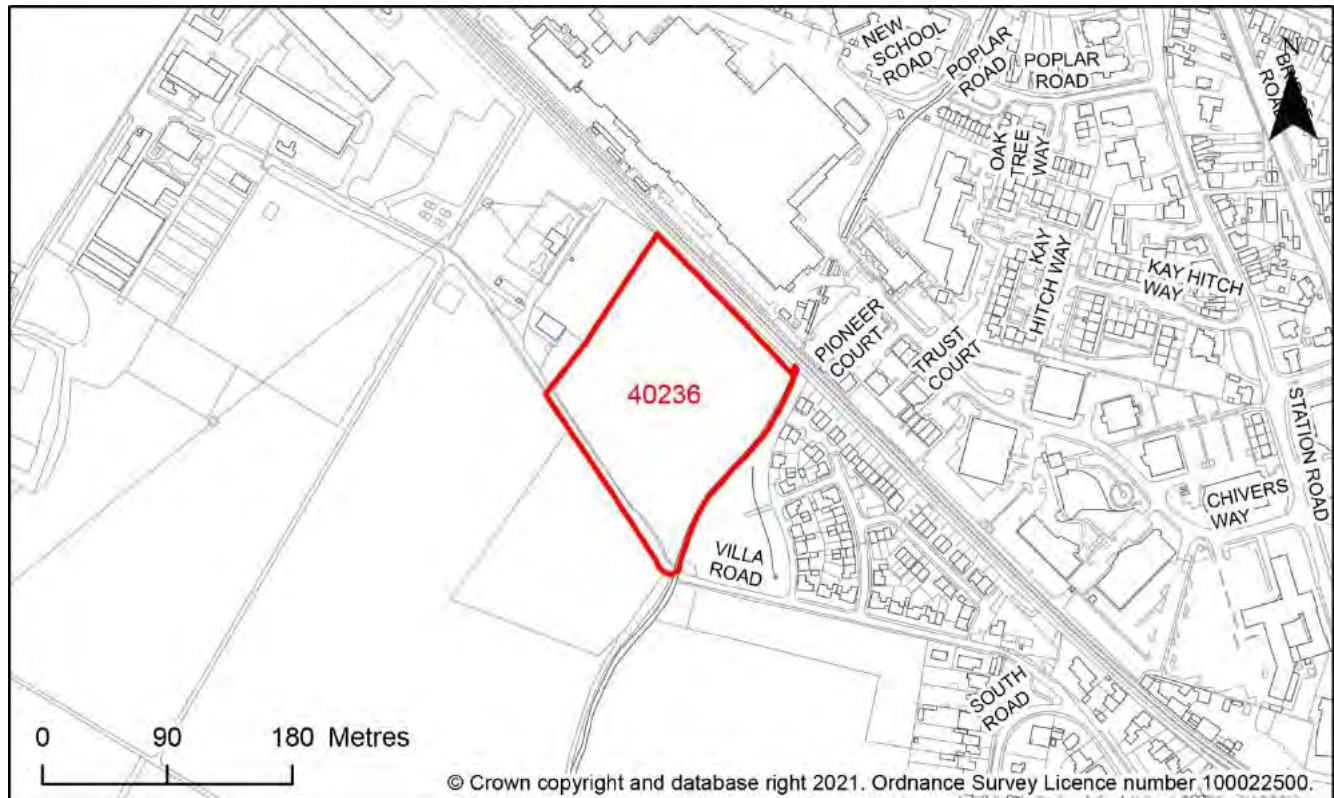
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	450
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-east of Villa Road, Impington, CB24 9PX

Site Reference: 40236

Map 421: Site description - Land north-east of Villa Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	2.20
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
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	-

## 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	Red	Flood zone: Partly in Flood Zone 2 (61%) Partly in Flood Zone 3 (54%) Surface water flooding: 82% lies in a 1 in 30 year event 93% lies in a 1 in 100 year event 98% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is an agricultural field on the western edge of Impington which has gappy hedges to the east and west but is open to the south and north with extensive level views to the southwest towards the A14. The development of the site would have limited negative

Issue	Assessment	Comments
		landscape impact. It may be possible at an appropriate height and design to include some development with a landscape buffer.
Biodiversity and Geodiversity	Amber	<p>Large infrastructure over 1000m<sup>2</sup> floorspace likely to require consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, drain and mature trees may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species. Otherwise, site likely to be of low ecological value (arable).</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 or Roman date are recorded to the south. Features of prehistoric date are recorded to the west.
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 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>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m  Good 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	The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements, or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.  The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development.  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: 99% Grade 2; 1% Urban

		Watercourse crosses 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: HI21; HI20  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 non-residential development is likely to be economically viable at an appropriate density.

#### **Development Potential**

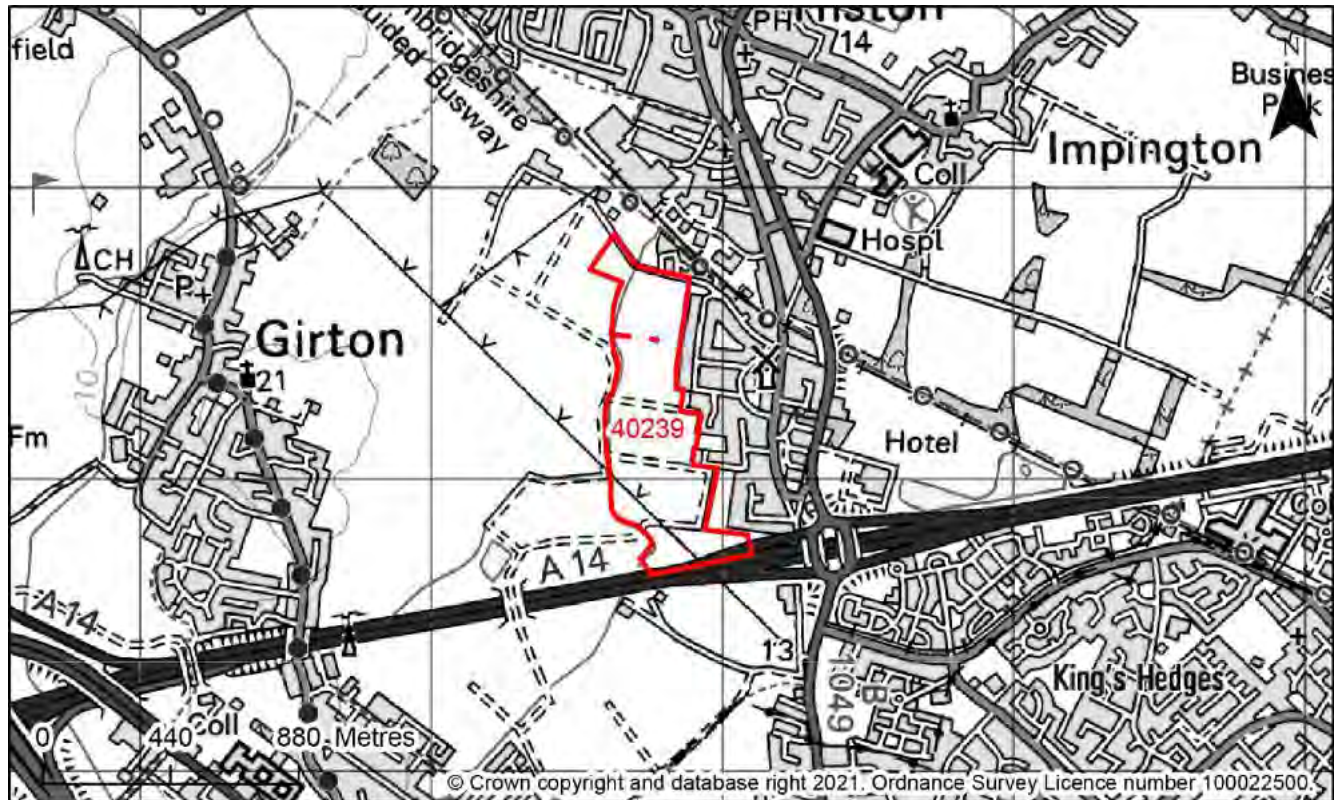
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Kingsgate Land off Villa Road, Impington, CB24 9PN

Site Reference: 40239

Map 422: Site description - Kingsgate Land off Villa Road, Impington



## Site Details

Criteria	Response
Site area (hectares)	29.62
Parish or Ward	Impington CP; Histon 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 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>	700
-------------------------------	-----

## 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: Partly in Flood Zone 2 (20%) Partly in Flood Zone 3 (10%) Surface water flooding: 19% lies in a 1 in 30 year event 40% lies in a 1 in 100 year event 51% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		<p>The development of the site would have a significant adverse landscape impact.</p> <p>There are extensive level views to the south beyond the A14, west and north. The site currently acts as a landscape buffer between the southern end of the village of Impington and the A14 and its development would result in that buffer being removed. There would be little opportunity for mitigation of new development because of the size and shape of the site.</p>
Biodiversity and Geodiversity	Amber	<p>Development over 50 dwellings or large infrastructure over 1000m<sup>2</sup> floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats and adjacent mature trees/woodland may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable).</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 no impact on any designated or non-designated heritage assets
Archaeology	Amber	Cropmarks to the west of and within the area indicating extensive Iron Age and Roman settlement
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 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>The B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement.</p> <p>The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green 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. 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	Partially in AQMA, reasonably 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 Watercourse 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: HI21; HI20; HI17; HI18; HI19; HI16 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.
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.

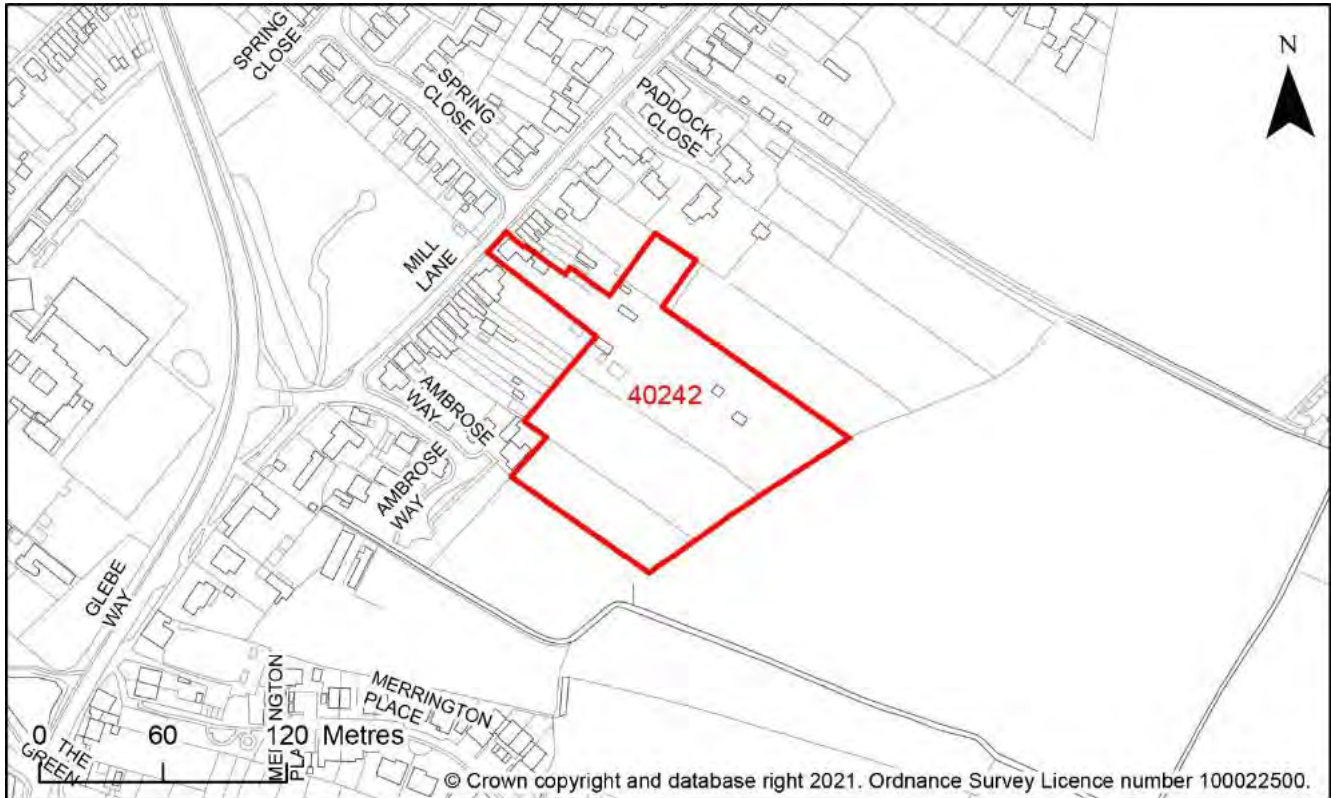
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	700
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 Mill Lane, Impington, CB24 9XN

Site Reference: 40242

Map 423: Site description - Land off Mill Lane, Impington



## Site Details

Criteria	Response
Site area (hectares)	1.34
Parish or Ward	Impington CP; Histon 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 Rural Centre
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation, 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	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (76%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (28%) Partly in Flood Zone 3 (10%) Surface water flooding: 1% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO  National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside.  District Design Guide SPD March 2010 - The Western Claylands  District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is on the irregular northern edge of village which allows the countryside to penetrate the village urban area. It would be exposed to views in and out of the area to open countryside and panoramic views.

Issue	Assessment	Comments
		Development of the site would push the village developed area further to the southeast. However, existing development to the north and south also protrude southeast. Limited development on the site could be achieved with appropriate mitigation.
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England and no designated sites in close proximity. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitats. Buildings and mature trees may support roosting bats (if suitable). Reptiles and birds of conservation concern recorded in close proximity.</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	Prehistoric and Roman archaeology recorded to 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: 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: Less than or Equal to 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  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	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% 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: H18  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.

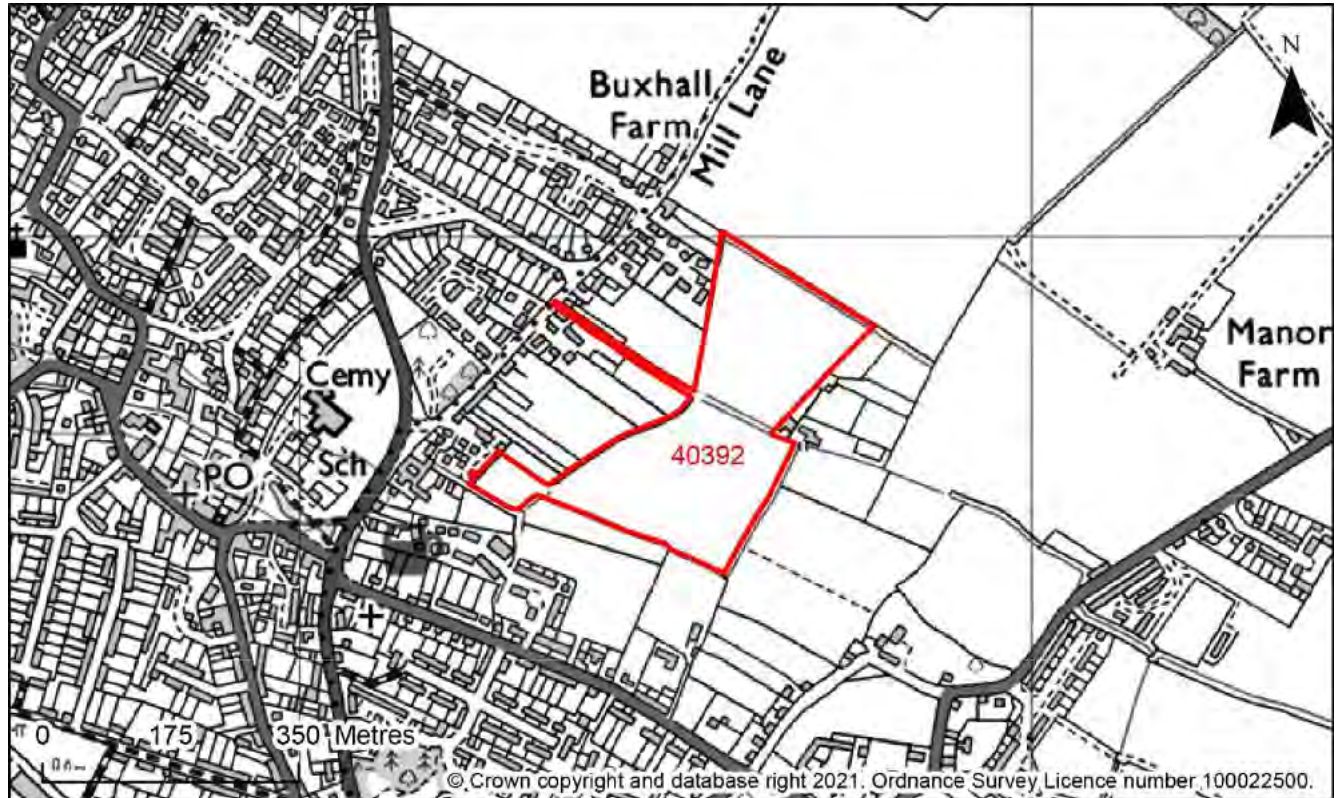
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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)	0-5 Years

# Land at Ambrose Way, Impington, CB24 9US

Site Reference: 40392

Map 424: Site description - Land at Ambrose Way, Impington



## Site Details

Criteria	Response
Site area (hectares)	8.73
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	200

## 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 (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (49%) Partly in Flood Zone 3 (36%) Surface water flooding: 2% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 41% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site consists of three irregular shaped agricultural fields on the northeast edge of Impington, within the Green Belt and outside, but abutting the Development Framework Boundary. There are expansive views into and out of the site. The site is somewhat physically disconnected from the village centre. The visual and

Issue	Assessment	Comments
		landscape character impact of development would be significant as it would infill the area of countryside penetrating the irregular northern village edge between the two corridors of development along Mill Lane and Milton Road.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile translocation receptor site for the adjoining application site. Any development of this section that may result in 'double handling' of reptiles should be avoided as it is against best practice. Therefore, plans must be adjusted to account for this. 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. 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>Significant development on this site would start to merge Histon and Impington. There is potential for harm to the setting of the Impington St Andrews conservation area. The impacts of development could be reasonably mitigated.</p>
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman activity. The route of the Roman road runs through the site
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 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>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>Red</b>	<p>Access to Highway substandard with little opportunity for improvement at B1049 junction. Would need to consider walking, cycling and Passenger Transport infrastructure enhancements including links towards Cambridge.</p> <p>Transport Assessment and Travel Plan required.</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: 76% Grade 2; 24% Urban



		Watercourse crosses 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: HI8; HI7  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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	23
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 at Walnut Farm, Landbeach Road, High Street, Landbeach, CB25 9FT

**Site Reference: 40185**

**Map 425: Site description - Land at Walnut Farm, Landbeach Road, High Street,  
Landbeach**



## Site Details

Criteria	Response
Site area (hectares)	3.39
Parish or Ward	Landbeach 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	102
------------------------	-----

## 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 (97%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 30 year event 15% lies in a 1 in 100 year event 49% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development would have a significant adverse harm to the settlement pattern. It would be an encroachment into the and an urbanisation of the rural countryside.
Biodiversity and Geodiversity	Green	Residential development would be unlikely to require consultation with Natural England. Boundary habitats including hedgerows, drain to south and mature trees may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Most of site likely to be of low ecological value (arable). Farmland bird populations and bat roosts in trees/building may be present (if suitable habitat). Drain may support protected species e.g. water vole.

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 100m of a Conservation Area</p> <p>Impact on setting of Listed chapel would depend on design. 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	Cropmarks of extensive Iron Age settlement to the east
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: 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	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	<p>The A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. Links to the Waterbeach to Cambridge Greenway, the Mereway project and the CAM proposals will be key. Contributions towards the corridor transport package will be expected.</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	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	-	<p>Parcel ID: LA4; LA3</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 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**

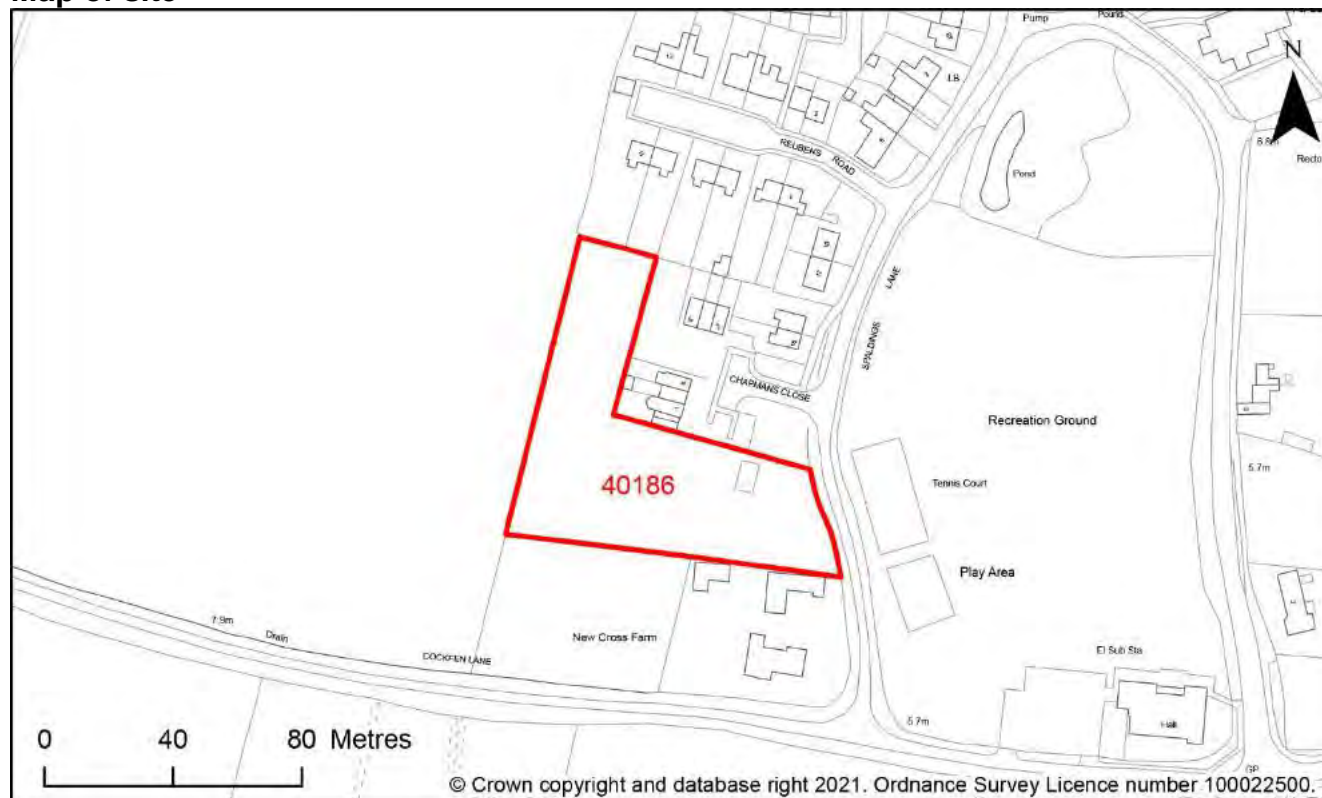
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	102
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Spalding Drive and Chapmans Close, Landbeach, CB25 9FG

**Site Reference: 40186**

**Map 426: Site description - Land at Spalding Drive and Chapmans Close, Landbeach**

**Map of site**



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Landbeach 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, Public open space
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  Wholly within the Cambridge Greenbelt
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 Fen Edge, site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  An 'L' shaped site located to the north west of the village of Landbeach located outside and abutting the existing village settlement framework. With careful landscape mitigation measures development upon this site would have a neutral impact to the settlement character.
Biodiversity and Geodiversity	Green	Within 200m of a Local Nature Reserve  Residential development would be unlikely to require consultation with Natural England. 50m from Worts Meadow Local Nature Reserve but unlikely to impact site. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Grassland quality to be assessed. Building and trees may support roosting bats

Issue	Assessment	Comments
		(if suitable). Great crested newt breeding ponds within 250m and potential terrestrial habitat on site.  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	Within 50m of an Outdoor Sports Facility  Within 50m of an Important Countryside Frontage  Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Scheduled Monument  Within 100m of a Conservation 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	Amber	Located in historic village core to the north of the shrunken medieval villag earthworks, which are designated as a Scheduled Monument
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: 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: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities



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: 13% Grade 2; 87% 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: LA9; LA10  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 residential development is likely to be economically viable at an appropriate density.

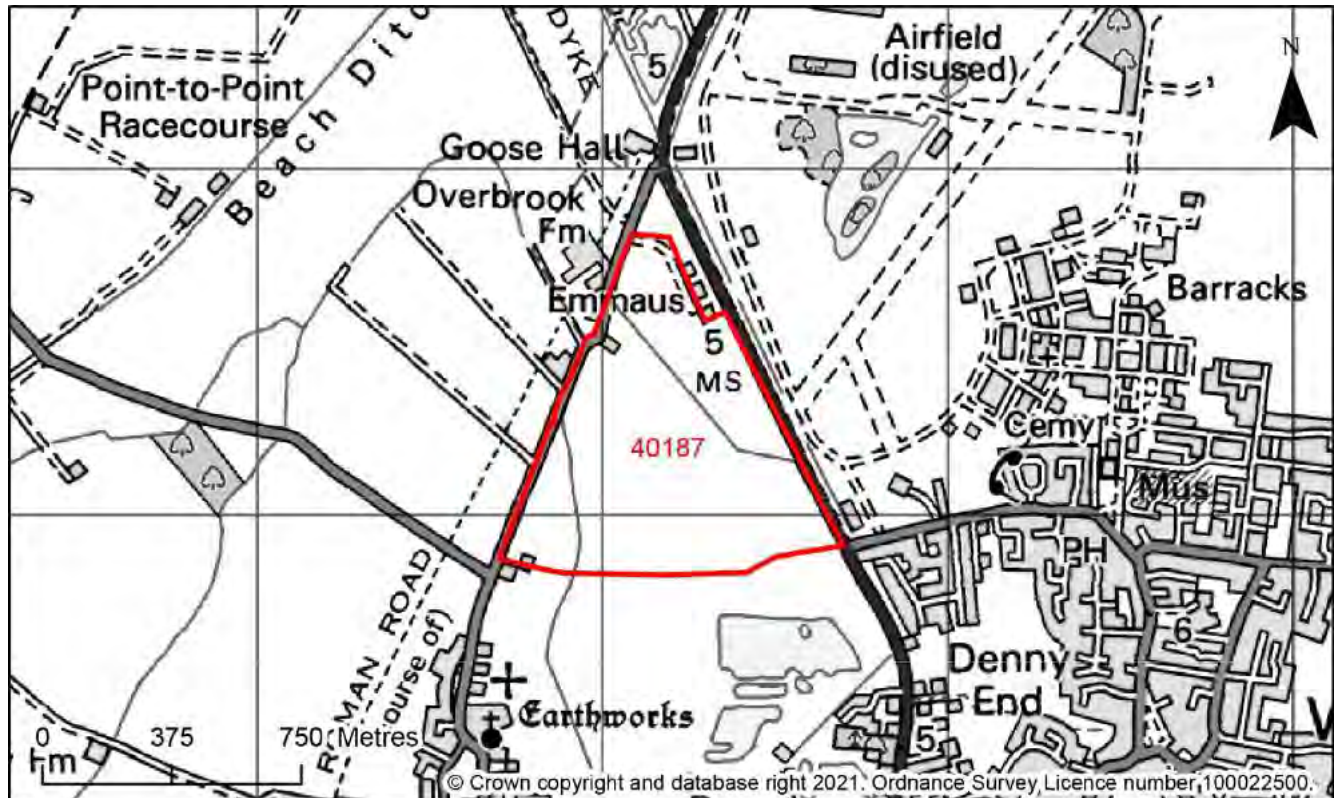
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	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 A10 and Green End, Waterbeach, CB25 9FD

Site Reference: 40187

Map 427: Site description - Land at A10 and Green End, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	56.19
Parish or Ward	Landbeach 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	Mixed use, 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>	225000
<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>Red</b>	Flood zone: Partly in Flood Zone 2 (71%) Partly in Flood Zone 3 (60%) Surface water flooding: 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 46 The Fens District Area The Fen Edge, 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 to the landscape character, wide and local views. It would be an encroachment into the countryside, an urbanisation of the rural landscape and be detached from the settlement of Waterbeach.
Biodiversity and Geodiversity	<b>Amber</b>	Discharge of water/waste above 20m <sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Residential development would require consideration of recreational impacts on SSSIs. Boundary hedgerows, ditches and pond may qualify as Habitats of Principal Importance/priority habitat and be

Issue	Assessment	Comments
		<p>of high ecological value. Most of the site likely to be of low ecological value (arable). Ditches may support protected species - water vole records in the area. Pond within site may support great crested newt. Buildings and trees may support roosting bats (if suitable). Farmland and wetland 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	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	Red	Site contains cropmarks of Roman settlement potentially of national importance
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: 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>

Issue	Assessment	Comments
		Proposed development would require accompanying primary school and community centre
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	Capacity issues on A10 corridor and associated junctions. Need for new Passenger Transport, walking and cycling links to Waterbeach New Town and Cambridge with links to GCP schemes.  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	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 43% Grade 2; 57% 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**

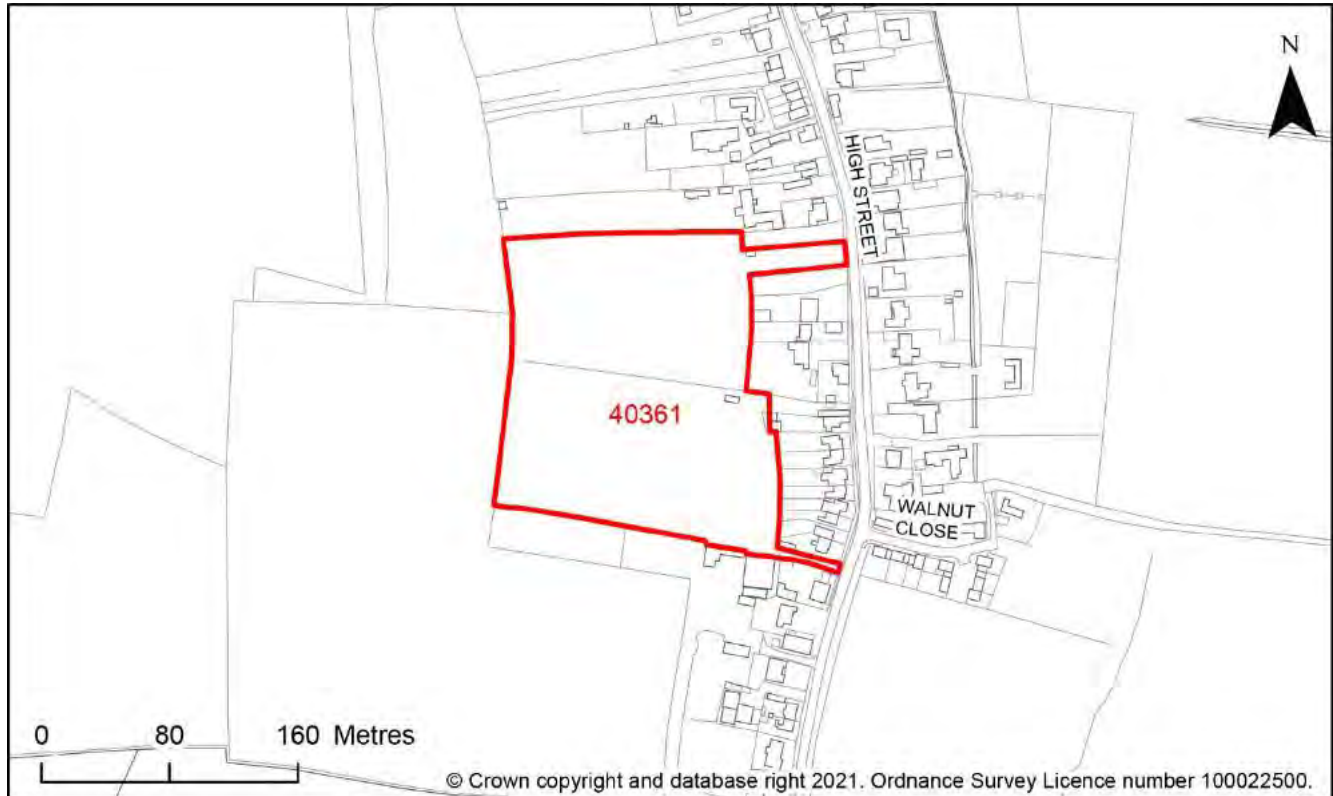
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	225000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# 60-70 High Street, Landbeach, CB24 9FT

Site Reference: 40361

Map 428: Site description - 60-70 High Street, Landbeach



## Site Details

Criteria	Response
Site area (hectares)	3.06
Parish or Ward	Landbeach 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, Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	87



## 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 (95%)
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  8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site lies within the Green Belt and consists of 2no. agricultural fields to the rear of linear residential properties fronting onto High Street. Open agricultural fields lie to the west of the site. It is a rural location with wide and local views limited due to the low lying nature of land and intervening vegetation. Development would have a significant adverse impact upon the settlement character. It would be an encroachment in the landscape and an urbanisation of the rural countryside. However, development may be possible with a reduction in residential units and landscape mitigation measures to reduce this harm.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m <sup>3</sup> per day would require consultation with Natural England. Site likely to be of low ecological value,

Issue	Assessment	Comments
		<p>although boundary habitats including hedgerows and mature trees may be Habitats of Principal Importance/of high ecological value and support protected or notable species. Arable habitats 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the proposed density would be out of character with the village form here and would harm the setting 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>
Archaeology	Amber	Located in the southern part of the historic village core, ,to the south of the Scheduled medieval village earthworks.
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
		<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 A10 Corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. Links to the Waterbeach to Cambridge Greenway, the Mereway project and the CAM proposals will be key. Contributions towards the corridor transport package will be expected.</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	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: LA8; LA7  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**

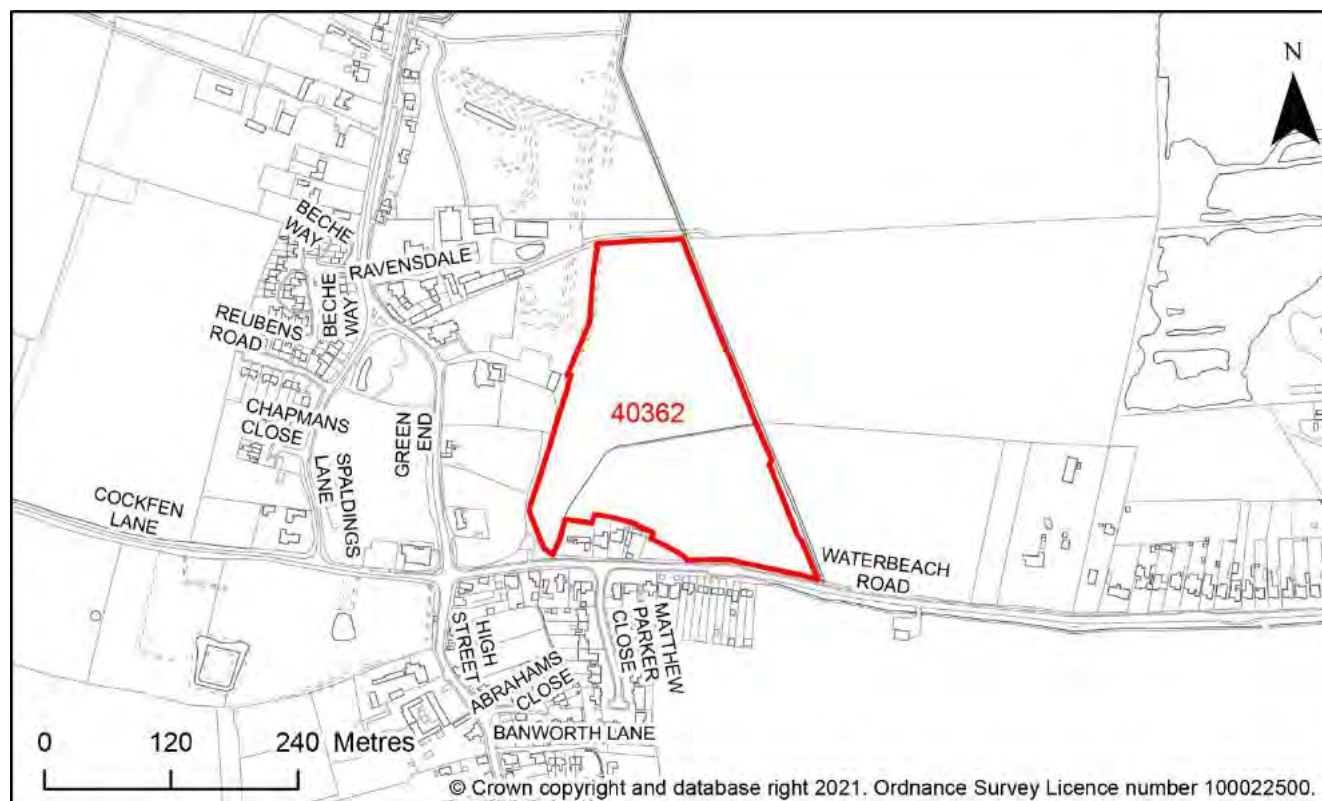
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	87
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
---	-----------

# Land off Waterbeach Road, Landbeach, CB24 9FB

Site Reference: 40362

Map 429: Site description - Land off Waterbeach Road, Landbeach



## Site Details

Criteria	Response
Site area (hectares)	4.90
Parish or Ward	Landbeach 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	79

## 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	Red	Flood zone: Partly in Flood Zone 2 (76%) Partly in Flood Zone 3 (63%) Surface water flooding: 6% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 62% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This large area to the east of the village and immediately east of All Saints' church would be difficult to mitigate because of wide and open views. A modest development might be considered in the southern paddock only if accompanied by a substantial landscape buffer enhancing the existing edges
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve Discharge to ground or surface water of more than 20m <sup>3</sup> per day would require consultation with Natural England. The entire site has been identified as potential Habitat of Principal Importance/priority habitat (coastal and floodplain grazing marsh). Boundary

Issue	Assessment	Comments
		<p>hedgerows may also qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Impacts on priority habitats would need to be minimised through scheme design which may make delivery more challenging, but on some sites, compensation/mitigation is possible, particularly if habitat quality is variable. 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>Proposed development would severely impact the settings of the Listed barn and Scheduled Monument and would harm the character of the Conservation Area. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in the medieval core of the village adjacent to the Scheduled shrunken medieval village earthworks. There would also be an impact on the setting of the Scheduled Monument.</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 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: 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>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Need to consider walking and cycling links into Landbeach, potential for contribution towards Waterbeach Greenway.</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% Grade 3
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: LA9; LA2; LA3 Very 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**

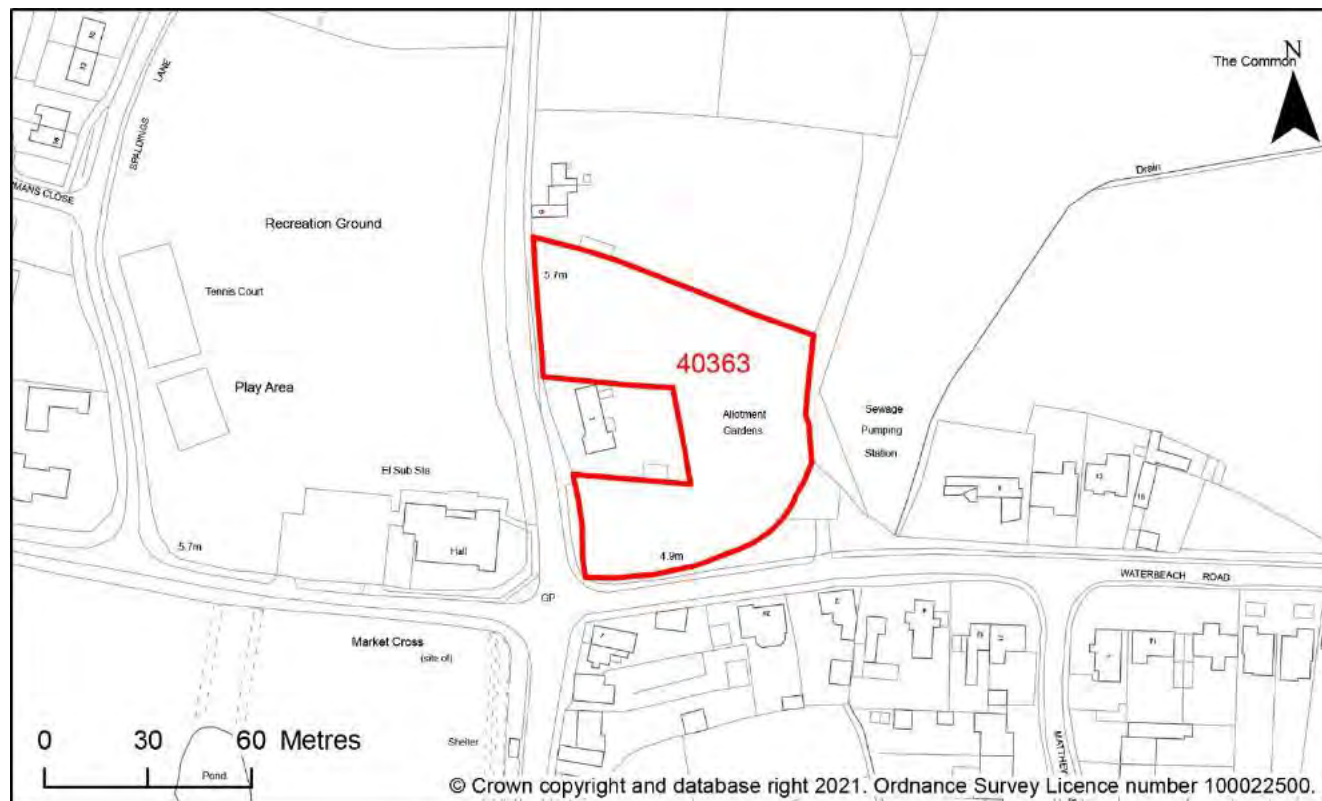
Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	79
Estimated employment space (m <sup>2</sup> )	-

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

# Land off Green End, Landbeach, CB25 9FD

Site Reference: 40363

Map 430: Site description - Land off Green End, Landbeach



## Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Landbeach 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	Education/community
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 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 16% 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 settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site consists of allotments within the Green Belt with its southern and western boundaries designated an Important Countryside Frontage. Development upon this site would have a significant adverse impact upon the settlement character. It would be an encroachment into the countryside, erode the significant connection between the street scene and the rural landscape and amalgamate the important and detached parts of the development framework. Even with a reduction in residential numbers with landscape mitigation measures, the impact would still be adverse and compromise the purpose of the Important Countryside Frontage.
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve  Application unlikely to require Natural England Consultation. The site is currently allotments. There

Issue	Assessment	Comments
		<p>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 may find provision of a 10% net gain in biodiversity difficult within their red line boundaries due to the housing density 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>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 Scheduled Monument</p> <p>Within a Conservation Area</p> <p>Development of this site would be close the village's historic centre. Any development would need to be sensitively designed to ensure that it could fit into the character of the Conservation Area.</p>
Archaeology	Amber	Located in the medieval core 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 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: 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>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% Grade 3
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: LA9; LA2  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	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



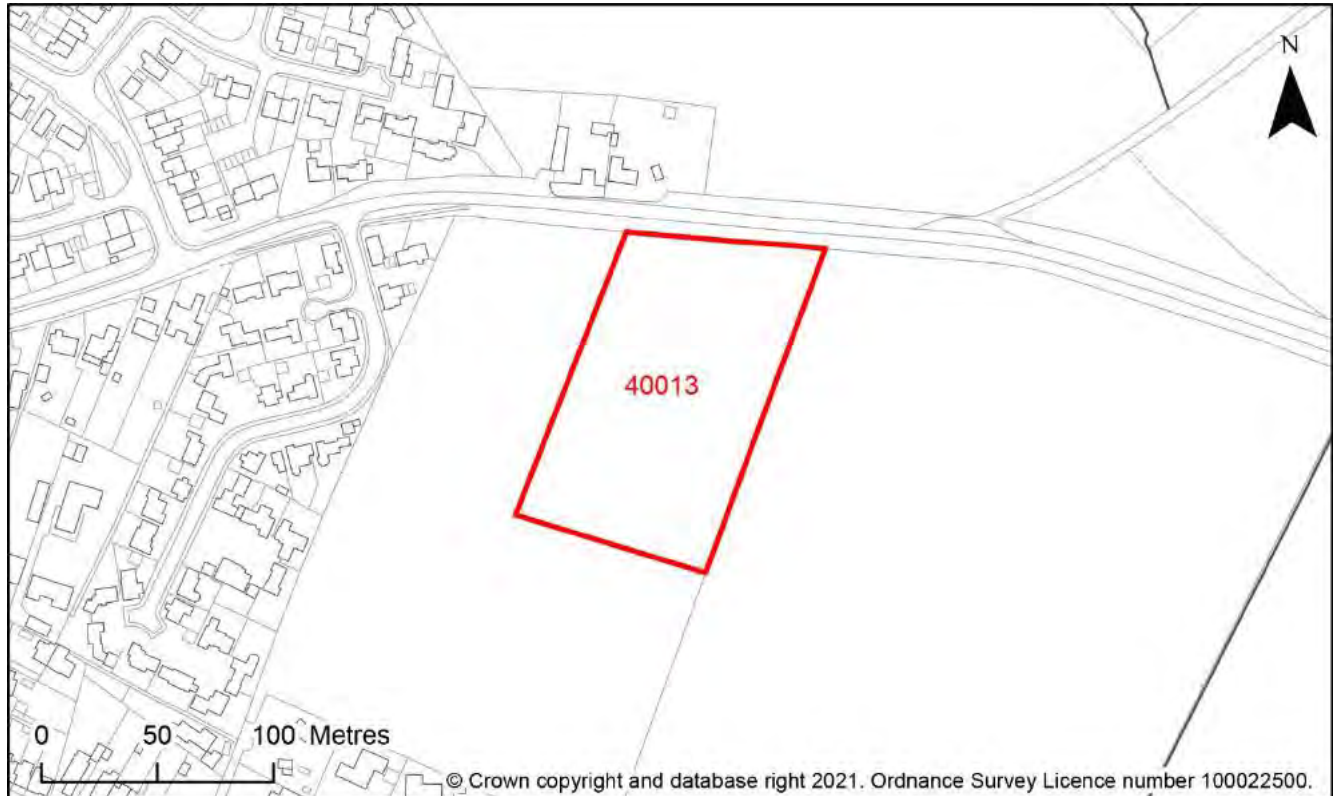
Development completion timescales (years)
---

0-5 Years
-----------

# Horseheath Road, Linton, CB21 4LT

## Site Reference: 40013

### Map 431: Site description - Horseheath Road, Linton



### Site Details

Criteria	Response
Site area (hectares)	1.18
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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	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	Red	National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and the site is a typical example.  Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills  The site forms most of a large, open arable field south of Horseheath Road on the eastern edge of Linton. The land falls southwards from the road with wide views towards the River Granta and the rising ground beyond. Development of this site in isolation would cause unacceptable landscape impacts as an isolated, unconnected pod of development separated from the village edge that would impact on expansive views across the Granta valley.
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

Issue	Assessment	Comments
		<p>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	This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.
Archaeology	Green	Archaeological investigations completed in the area
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> <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>

Issue	Assessment	Comments
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 3  100% lies in an EA Source Protection Zone 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
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

# Land north of Bartlow Road, Linton, CB21 4LY

**Site Reference: 40044**

**Map 432: Site description - Land north of Bartlow Road, Linton**



## Site Details

Criteria	Response
Site area (hectares)	0.52
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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	12-15
------------------------	-------

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>The site is on the boundary of NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk District Area The site is on the boundary of South-East Claylands and The Chalklands</p> <p>The site is of poor quality bur more typical of the NCA87 landscape type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>This placement of the site on the hillside allows for extensively long views to the south and generally gives a sense of openness to the site.</p> <p>Development on the site would be disconnected from already developed parts of Linton and this isolation would be out of character for the area. Equally, it would have a wider impact on the surroundings due to it's presence on a corner.</p> <p>Development could not be reduced to acceptability due to the potential for isolation from the existing village edge.</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, 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	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 investigations have confirmed that significant archaeology does not 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 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.  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.
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  100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Gas pipeline crosses or is within 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.
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.

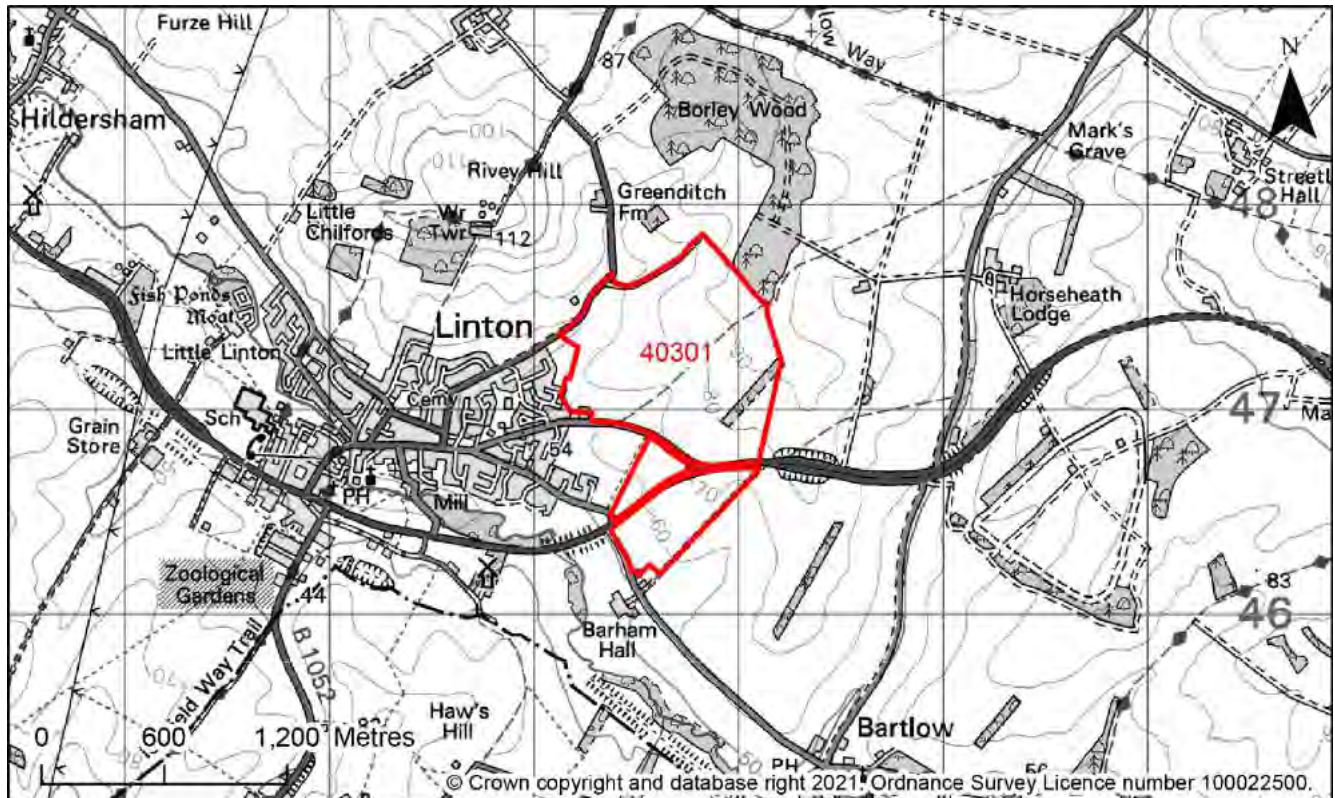
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	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 to east of Linton, Linton, CB21 4XQ

Site Reference: 40301

Map 433: Site description - Land to east of Linton, Linton



## Site Details

Criteria	Response
Site area (hectares)	104.06
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
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, Education, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	400

## 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>1% lies in a 1 in 100 year event</p> <p>2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character</p> <p>The site is located within both NCA 86 South Suffolk and North Essex Clayland and NCA 87 East Anglian Chalk. The NCA 86 area is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The NCA 87 area 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,</p>

Issue	Assessment	Comments
		<p>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 both the South East Claylands and the Chalklands, as assessed by SCDC within District Design Guide SPD March 2010. As defined within the South East Claylands it is an undulating area reaching 100 – 120 meters in height on the hilltops. The field sizes are mostly large, but are united by the gently rolling landform and woodland. Smaller fields, landscape and woodlands closer to edges of settlements give a more intimate scale. An historic irregular field pattern remains; Earthbanks are a distinctive feature along with some roadsides, reflecting ancient hedge and bank field boundaries; a few still retain their hedges. Long open views extend to wooded skylines, and sometimes village rooftops and church towers. The area has a surprisingly remote, rural character.</p> <p>As defined within the Chalklands the 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.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>The site is not capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from both the wider and local area. Due to the undulating open nature of the land development upon the site would adversely impact the rural characteristics, views and visual amenity. even with landscape mitigation measures the harm would still be adverse and an encroachment into the countryside, urbanisations of the rural landscape and permanent.</p>
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>Within 200m of a Wildlife Site</p> <p>Northern boundary is adjacent to Borley Wood CWS which is cited as an ancient woodland. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. No apparent priority habitat; however, there are shelter belts and hedges within the boundary which will likely have ecological</p>



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	Development of the site could have a detrimental impact on the setting of Barham Hall on the opposite side of the road, but the impact could be reasonably mitigated with appropriate layout and design.
Archaeology	Amber	Located in a landscape of prehistoric and Roman archaeology. Area includes a cropmark enclosure.
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 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>

Issue	Assessment	Comments
Transport and Roads	Amber	Capacity issues on A1307 and associated need for new Passenger Transport, walking and cycling infrastructure.  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	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: 15% Grade 2; 85% Grade 3  74% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Electric overhead lines cross 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.
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.

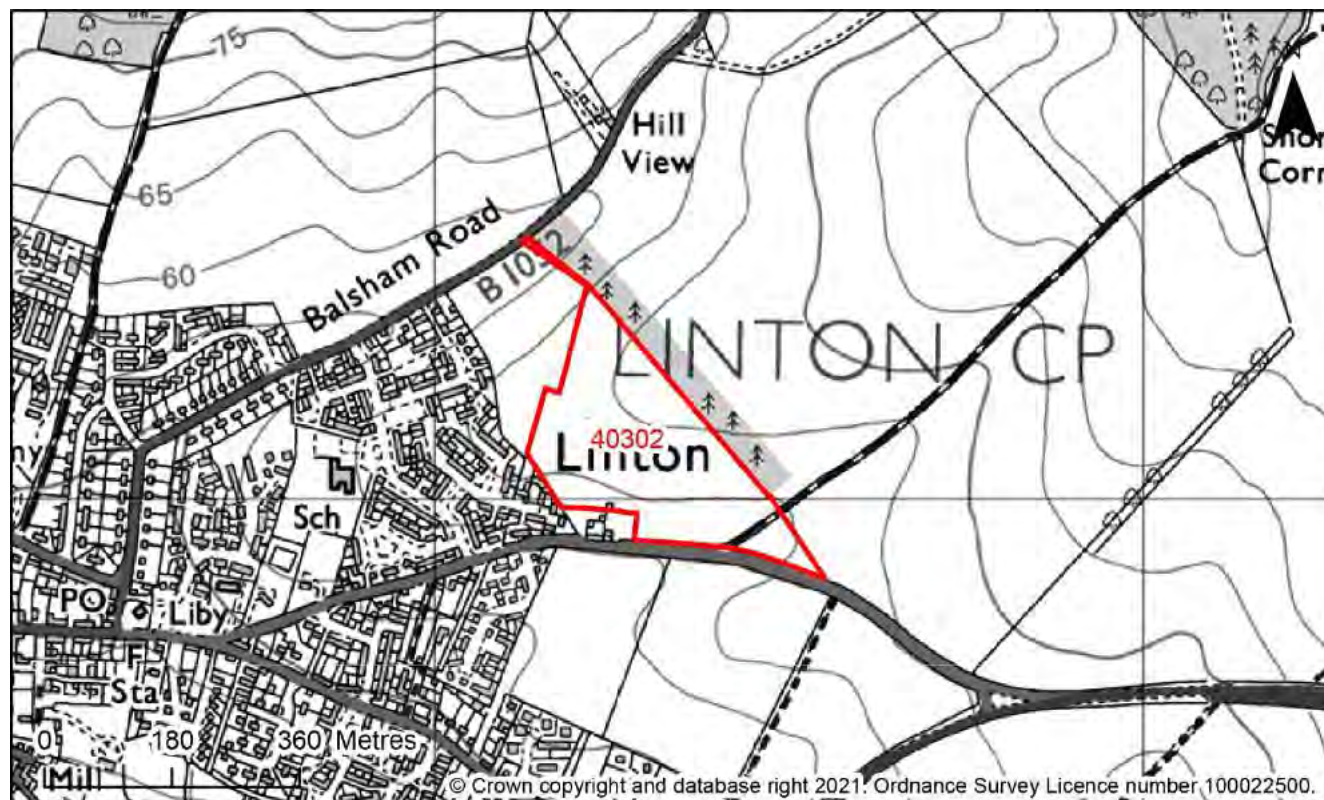
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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 between Balsham Road and Horseheath Road, Linton., CB21 4XQ

**Site Reference: 40302**

**Map 434: Site description - Land between Balsham Road and Horseheath Road, Linton.**



## Site Details

Criteria	Response
Site area (hectares)	7.12
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
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,

	Education, Public open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	-
<b>Proposed housing units</b>	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
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 is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and the site is a typical example.  Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills  The site forms the southern larger part of a pair arable field. Views to the site are limited from the north and filtered from the south but the area is a foreground to views of Rivey Hill, and its ancient woodland and listed water-tower. Development of the whole site would have negative landscape impacts and would represent a significant extension into the rural character of the countryside at the village edge, and proposed

Issue	Assessment	Comments
		development could include the higher parts of the site blocking views to Rivey Hill.
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, field margins, wooded/scrub 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	Amber	Neolithic enclosure and Bronze Age barrow located to 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 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 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>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on A1307 and associated need for new Passenger Transport, walking and cycling 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	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 3</p> <p>100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Electric overhead lines cross the site</p> <p>Public Right of Way is on or crosses the site</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**

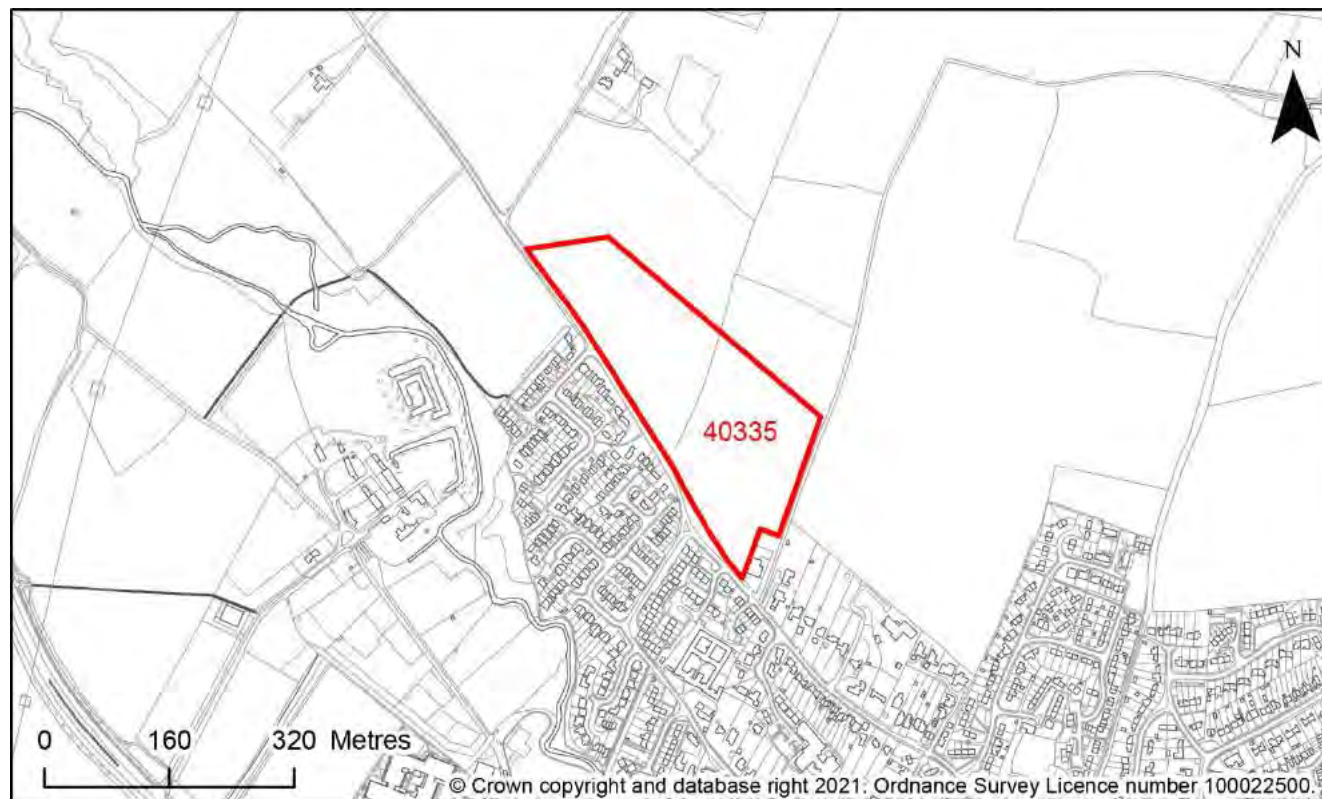
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	130
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off Back Road, Linton, CB21 4UF

Site Reference: 40335

Map 435: Site description - Land off Back Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	6.38
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Public open space
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	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>NCA 87 East Anglian Chalk - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.</p> <p>Local character is defined as Chalklands and the site is a good example.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>The site comprises part of two arable fields situated to the north-west of Linton. It occupies the lower slopes of an area of land which rises up towards the woodlands at Pains Pasture on the middle slopes of Rivey Hill. It forms an important part of the open, rolling Chalkland landscape setting when approaching Linton from the north-west, from PROWs to the east and north of the site and from views across Linton from the south west. A proposal for 95 dwellings was dismissed on appeal in March 2018 (S/0096/17/OL) with the Inspector concluding the site to be a 'Valued Landscape'. Even limited development on the site would block views to the rising and rolling landscape from Back Road, remove the foreground or mid-ground in more distant views and impact on the amenity and views from PROWs, especially the Icknield way.</p>



Issue	Assessment	Comments
		Development would be visible as a detracting element in the landscape over wide areas.
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</p> <p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The underlying geology would point to most natural or semi-natural grasslands being calcareous in nature; however, there are no apparent priority habitats within the site. 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	<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	The site has been subjected to a programme of archaeological evaluation, undertaken by a suitably accredited archaeological contractor in consultation with the Council's Archaeological advisors. (Cambridgeshire Historic Environment Team). The evaluation i
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 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: 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>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>Capacity issues on adjacent A1307 links and junctions. 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>	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	-	<p>Agricultural Land Classification: 97% Grade 2; 3% Grade 3</p> <p>100% 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 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	19

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

# Land off Balsham Road, Linton, CB21 4LW

Site Reference: 40336

Map 436: Site description - Land off Balsham Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	3.08
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	65

## 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: Wholly in Flood Zone 1</p> <p>Surface water flooding: 5% lies in a 1 in 30 year event</p> <p>6% 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>National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.</p> <p>Local character is defined as Chalklands and the site is a typical example</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>The site is on the north-eastern edge of Linton, outside and abutting the Village Framework Boundary. Together with the open landscape to the north, the site forms part of an entrance to Linton with a rural character although housing on the west boundary at Brinkman Road forms a rather harsh edge. The site is fairly well screened; however, development of the whole site would have negative landscape impacts with development on the higher parts of the site blocking views to Rivey Hill from this and adjacent sites. Such landscape impacts could be mitigated by restricting development to the western part of the site and providing suitable planting to provide a better</p>

Issue	Assessment	Comments
		landscape edge to that existing at Brinkman Road. The vegetated skyline on the southern boundary of the site should be preserved, and the site should continue to contribute to the landscape at the village entrance.
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. 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 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	A rectilinear cropmark complex of probable late prehistoric or Roman date is located to the north 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 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>

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 should also consider the GCP Linton Greenway proposals. The site must connect to the existing walking and cycling network along Balsham Road. Cumulative junction 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	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 proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft) 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 2; 100% lies in an EA Source Protection Zone 3</p>



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
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	65
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 Back Road, Linton, CB21 4LQ

Site Reference: 40343

Map 437: Site description - Land south of Back Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	3.92
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, 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	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (4%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character</p> <p>NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.</p> <p>Local character is defined as Chalklands and is a good example.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands</p> <p>The site forms a prominent part of the landscape entrance to Linton, along with site 355 to the north, with wide, open views of the site available approaching the village on Back Road from the north west. The site is visually associated with the River Granta, valley woodlands landscape, and the historical fishponds and moat. It also forms a prominent part of the landscape setting of Linton from PROWs and viewpoints on Rivey Hill. Development on this site would introduce an isolated tongue of development, beyond the Development Framework, stretching into the countryside and would have unacceptable landscape</p>

Issue	Assessment	Comments
		and visual effects to the north western edge of Linton and the Valley and Rivey Hill landscapes. Even very limited development on this site would be difficult without causing landscape harm.
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. The southwest boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation, and supporting concentrations of pollard willows. The northern boundary lies adjacent (opposite side of the road) to the Furze Hills RSV CWS, which supports a population of a nationally rare plant species. There are priority deciduous woodlands registered on the 2014 National Forests Register along with floodplains grazing marsh adjacent to the River corridor. 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	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 identified archaeology of Bronze Age and Iron Age 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>

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>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>There are existing capacity issues on the adjacent A1307 links and junctions. Development will be required to deliver new highways, access to passenger transport as well as 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>	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: 48% Grade 2; 52% Grade 3

		100% lies in an EA Source Protection Zone 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
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
-----------------------	----------

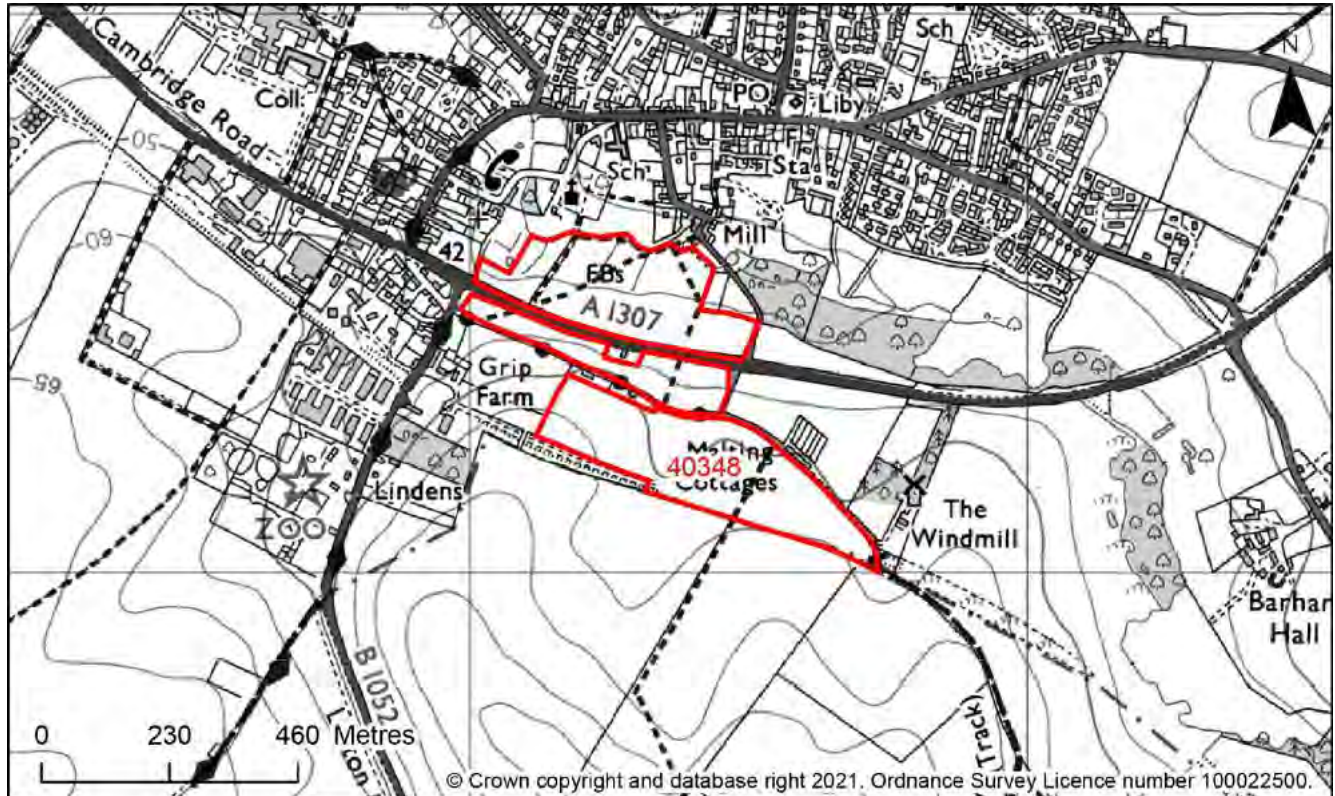
Estimated dwellings per hectare	25
Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Mill Lane and Long Lane, Linton, CB21 4NL

Site Reference: 40348

Map 438: Site description - Land at Mill Lane and Long Lane, Linton



## Site Details

Criteria	Response
Site area (hectares)	17.13
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, 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>Within or Partially within 400m of the District Boundary</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (20%)</p> <p>Partly in Flood Zone 3 (13%)</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>11% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>The site is within the 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. This site is more influenced by the historic edge of Linton and the detailed river landscape. Wider more typical chalkland landscapes are present in views to the south.</p> <p>Local Character</p> <p>At a local area the District Design guide locates the area in the 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 - 9d Granta River Valley</p>

Issue	Assessment	Comments
		The site consists of three elongated agricultural fields running west to east on the southern edge of Linton, outside the village Framework Boundary. Any significant development of the site would be difficult without unacceptable adverse landscape and visual effects. All three parts of the site form part of the southern landscape setting for Linton and contain detailed and interment landscapes with a rural character at the village edge, with narrow lanes, ford, and the intimate woodland landscape along the river. Development would be detached from the village towards the A1307, impacting on the views and setting to the village and green spaces bordering the river.
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. The southern boundary of the site lies adjacent to the Shelford – Haverhill Disused Railway CWS, designated for its population of nationally rare plants. The same area is also designated as priority deciduous woodlands and appears within the 2014 National Forest Register. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. 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 red line boundaries due to the housing density 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 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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p>

Issue	Assessment	Comments
		Development in the site as proposed would change the form of the town by spreading the area of built development south of the main streets. It could have a negative impact on the setting of the listed buildings which are in open countryside.
Archaeology	Amber	Located on the southern edge of the historic village core. Finds of prehistoric date are recorded in the vicinity and the Scheduled site of a Roman villa is recorded to the east.
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: 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: 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>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge.

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.
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: 56% Grade 2; 44% Grade 3  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?	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**

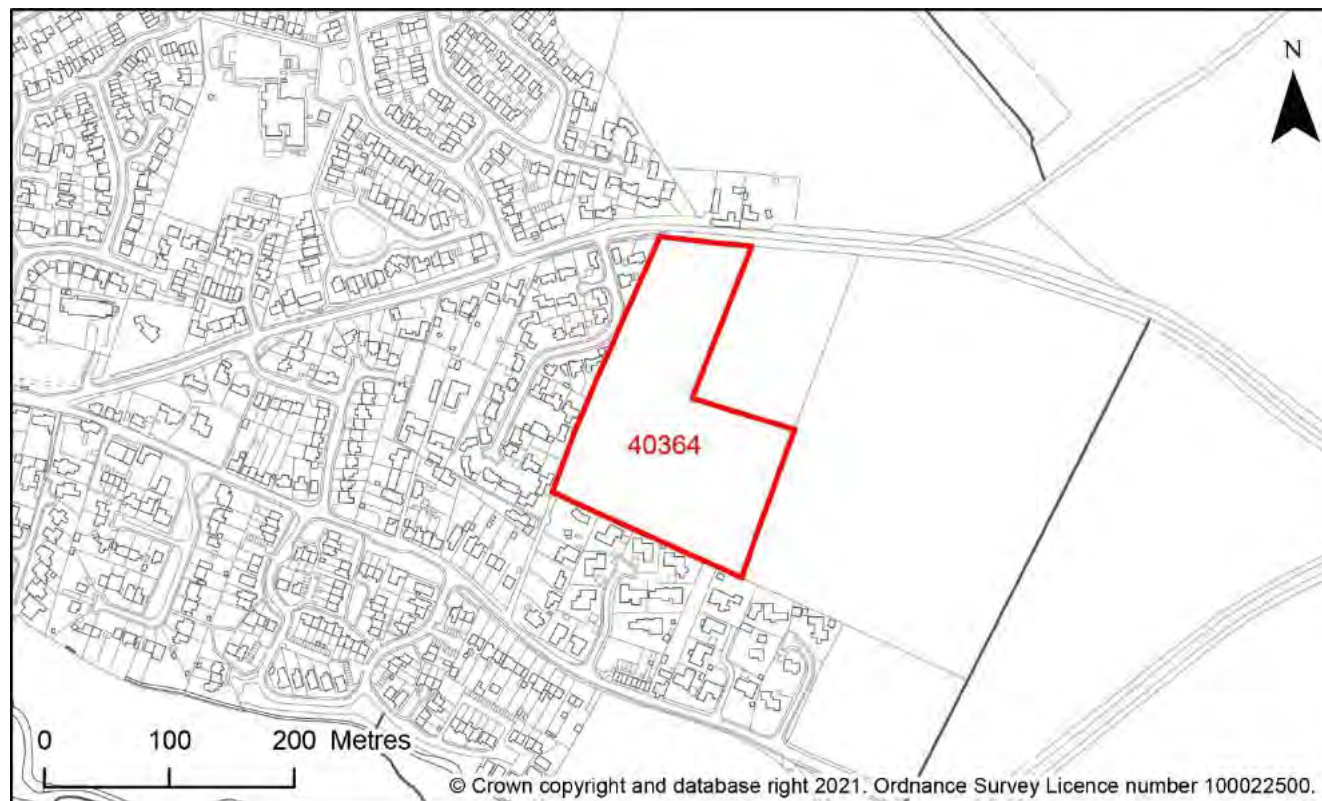
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	336
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land off Horseheath Road, Linton, CB21 4LT

Site Reference: 40364

Map 439: Site description - Land off Horseheath Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, 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
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	Red	National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and the site is a typical example  Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills  The site forms most of a large, open arable field south of Horseheath Road on the eastern edge of Linton. The land falls southwards from the road with wide views towards the River Granta and the rising ground beyond. The proposal for 120 dwellings on the site would cause unacceptable negative landscape effects, including the loss of long internal and external landscape views and an urbanisation of the village edge. Planning permission currently exists for a reduced residential scheme with allotments under S/4418/19/RM. The approved scheme includes appropriate landscape mitigation measures to reduce potential impacts.
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, 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	Excavation has been completed in this area
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> <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</p>

Issue	Assessment	Comments
		detailed design.
Transport and Roads	Amber	Need to consider walking and cycling links into Linton and possible enhancements to Passenger Transport Infrastructure. Possible small scale intervention at junction with A1307.  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 agricultural land use. 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 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.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Appeal allowed for outline planning application for up to 50 dwellings and allotments on western part of site (S/2553/16/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 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	81
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 west of Balsham Road, Linton, CB21 4LW

Site Reference: 40411

Map 440: Site description - Land to north west of Balsham Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	18.22
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Key worker 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
<b>Proposed employment floorspace (m²)</b>	10000
<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
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  NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and is a good example.  Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills  The site forms part of several very large, open, arable fields on the lower slopes of Rivey Hill, rising from Balsham Road to the ancient woodland and iconic listed water tower on the hilltop. It is a part of an important landscape space as a visual entrance,

Issue	Assessment	Comments
		setting and backdrop to Linton, and represents one of the best examples of Chalkland landscape in the area. The site is prominent from views over the site to Linton from Barlow Road, views from Rivey Hill back over the site to the village, and from many other viewpoints. Development would have substantial and unacceptable landscape and visual impacts. A landscape assessment has been provided, suggesting north facing green corridors to view features on Rivey Hill and sensitive landscape treatments to the landscape; however these proposals will do very little mitigate the harm to the landscape. The existing urban edge and entrance along Balsham Road is hash and a poor example of development and integration with the rural landscape.
Biodiversity and Geodiversity	Amber	<p>Within 400m of an Ancient Woodland</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. 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	Amber	Development would alter the setting of Rivey Hill Water Tower (Grade II), limiting long-distance views from Balsham Road, but the impact could be reasonably mitigated.
Archaeology	Amber	A cropmark enclosure of probable late prehistoric or Roman date is located 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>

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	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 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>
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	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 3 100% lies in an EA Source Protection Zone 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
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.

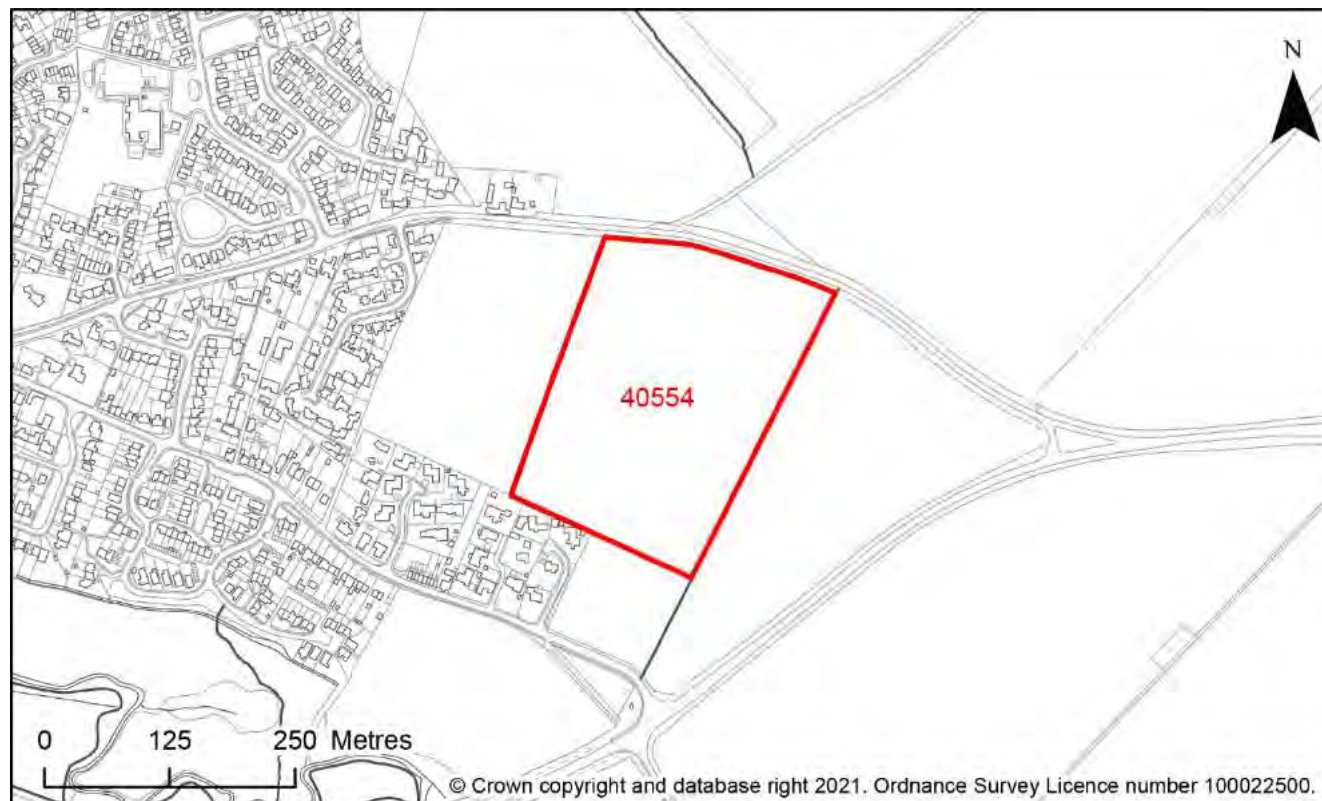
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	300
Estimated employment space (m <sup>2</sup> )	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Land at south of Horseheath Road, Linton, CB21 4NA

Site Reference: 40554

Map 441: Site description - Land at south of Horseheath Road, Linton



## Site Details

Criteria	Response
Site area (hectares)	6.56
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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	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	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>The site is within the 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. This site is typical.</p> <p>Local Character</p> <p>At a local area the District Design guide locates the area in the 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 - 7c Linton Chalk Hills</p> <p>The site is an open arable field on the approach to the eastern edge of Linton. The site forms part of a defined entrance and landscape setting to Linton, with views over the village</p> <p>to the south, west and north west to Rivey Hill and woodlands. However, the site is fairly well screened by vegetation and landform in wider views. The site is separate from the village edge and would represent a</p>

Issue	Assessment	Comments
		significant extension into the countryside. Development of the whole site and 120 dwellings would not be possible without unacceptable landscape impacts.
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. 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	Excavations to the immediate west identified a Neolithic enclosure and Bronze Age barrow located to 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 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>

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>There are no walking or cycling links along Horseheath Road at the site frontage into Linton; the development will have to provide high quality links into Linton for local services and also connect to the Linton Greenway proposals and the CAM proposals. There are existing capacity issues on the A1307 which cause rat running onto other roads and the applicant must undertake cumulative junction capacity analysis along the A130.</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 2; 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	18
Estimated dwelling units	120
Estimated employment space (m <sup>2</sup> )	-

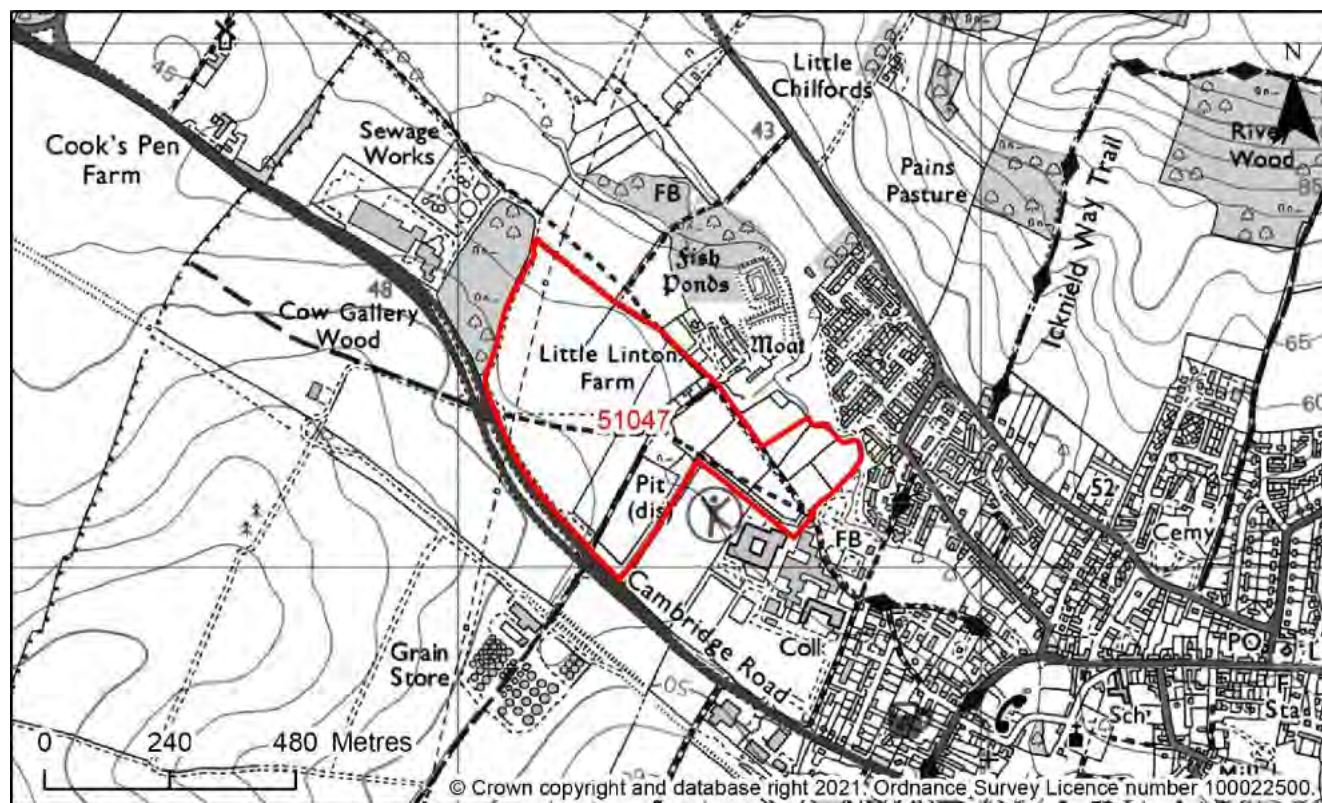
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land west of Linton, Linton, CB21 4LN

Site Reference: 51047

Map 442: Site description - Land west of Linton, Linton



## Site Details

Criteria	Response
Site area (hectares)	20.70
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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	450
------------------------	-----

## 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 (5%)</p> <p>Surface water flooding: 2% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 87 East Anglian Chalk</p> <p>District Area The Chalklands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>This is a large site in a rural location outside and abutting the settlement framework. A number of PROW's run through the site. Wide and local views are high due to rolling topography and gappy hedgerows. Development upon this site would have a significant adverse impact to the landscape character it would be an encroachment into the countryside and an urbanisation of the rural landscape.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact on nearby SSSIs.</p>

Issue	Assessment	Comments
		<p>Any application which could result in air pollution would require consultation with Natural England. River Granta County Wildlife site borders the north-east boundary and fields within the site adjacent to the CWS are shown as Habitats of Principal Importance (HPI) (coastal and floodplain grazing marsh). Boundary hedgerows, wooded copses and mature trees may qualify as HPI/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings 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. 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	Green	<p>Within 50m of an Outdoor Sports Facility</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	Amber	<p>Within 100m of a Listed Asset</p> <p>There are no known heritage assets on the site, but development of it may affect the setting of listed buildings which are close to it. This impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in historic settlement core with remains of Little Linton deserted medieval settlement located in the area. Prehistoric, Roman and Saxon archaeology recorded within the adjacent school 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> <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: 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>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 would benefit from GCPs Linton Greenway proposals and the CAM; the site must consider how connections to the scheme can be achieved, but the site access may impact on the Greenway proposals.</p> <p>There are existing capacity issues on the A1307 which causes rat running onto other roads; the applicant must undertake cumulative junction capacity analysis along the A1307.</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>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>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 92% Grade 2; 8% 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	<b>Green</b>	<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

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.

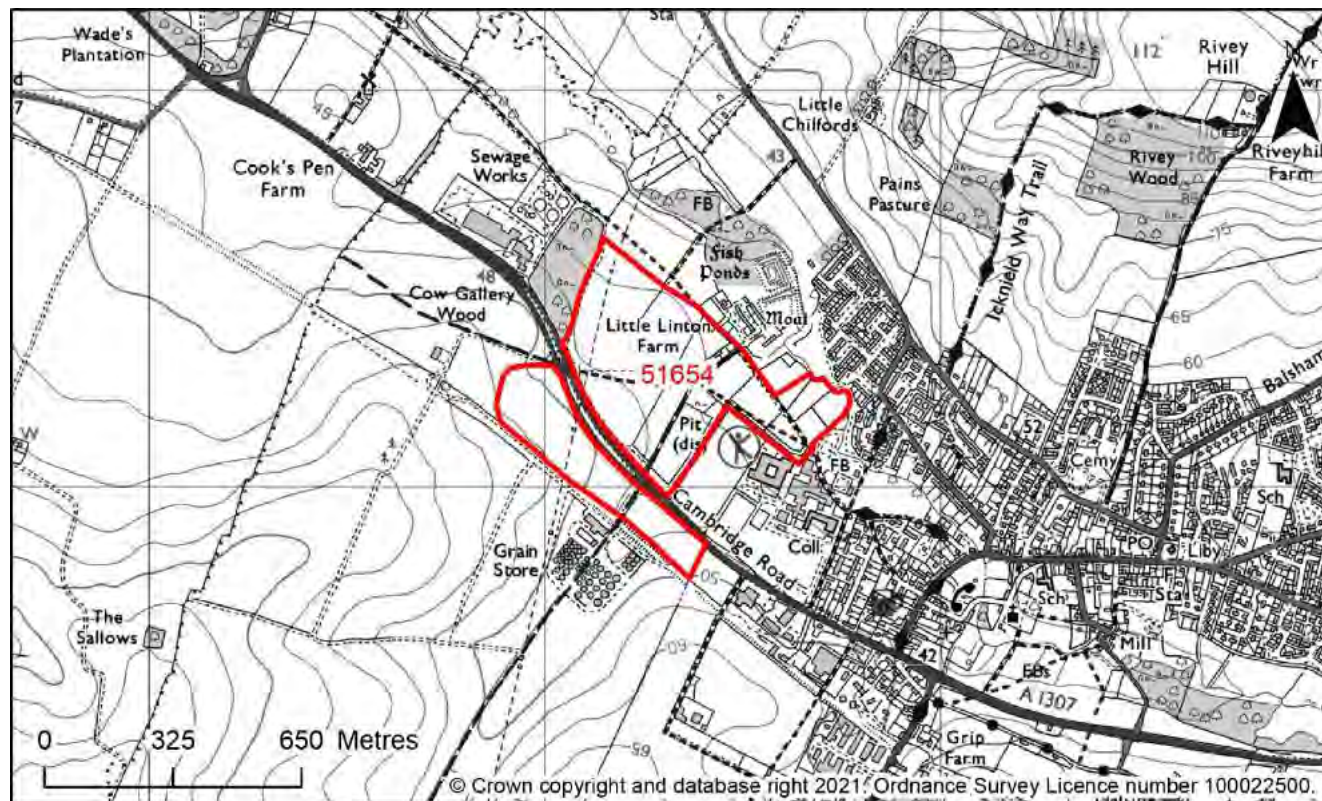
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	450
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 Linton, Little Linton, Linton, CB21 4JD

Site Reference: 51654

Map 443: Site description - Land west of Linton, Little Linton, Linton



## Site Details

Criteria	Response
Site area (hectares)	28.51
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
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, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and



	Development, Research and Development, Public open space, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	15000
<b>Proposed housing units</b>	325

## 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 (5%) Partly in Flood Zone 3 (3%) Surface water flooding: 4% lies in a 1 in 100 year event 8% 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 - 9d Granta River Valley The site is located in a rural area to the west of Linton, outside and abutting the settlement framework. The site consists of two parcels of land which are separated by Cambridge Road running north west to south east. Both sites are visible in wide and local views due to rolling topography and gappy hedgerows, or open boundaries. Development upon this site would have a significant adverse impact on the local landscape

Issue	Assessment	Comments
		character. It would be an encroachment into the countryside and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact on nearby SSSIs. Any application which could result in air pollution or warehousing/industrial development over 1000m<sup>2</sup> would require consultation with Natural England. River Granta County Wildlife site borders the north-east boundary and fields within the site adjacent to the CWS are shown as Habitats of Principal Importance (HPI) (coastal and floodplain grazing marsh). Boundary hedgerows, wooded copses and mature trees may qualify as HPI/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings 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 offsite 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	Green	<p>Within 50m of an Outdoor Sports Facility</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	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	<p>Located in historic settlement core with remains of Little Linton deserted medieval settlement located in the area. Prehistoric, Roman and Saxon archaeology recorded within the adjacent school site</p>



Issue	Assessment	Comments
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 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: 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>The site would benefit from GCPs Linton Greenway proposals and the CAM. The site must consider how connections to the scheme can be achieved; however, the site access may impact on the Greenway proposals.</p> <p>There are existing capacity issues on the A1307 which cause rat running onto other roads. The applicant must undertake cumulative junction capacity analysis along the A1307.</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 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	Amber	Reasonably 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: 94% Grade 2; 6% 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	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 mixed-use development is likely to be economically viable at an appropriate density.

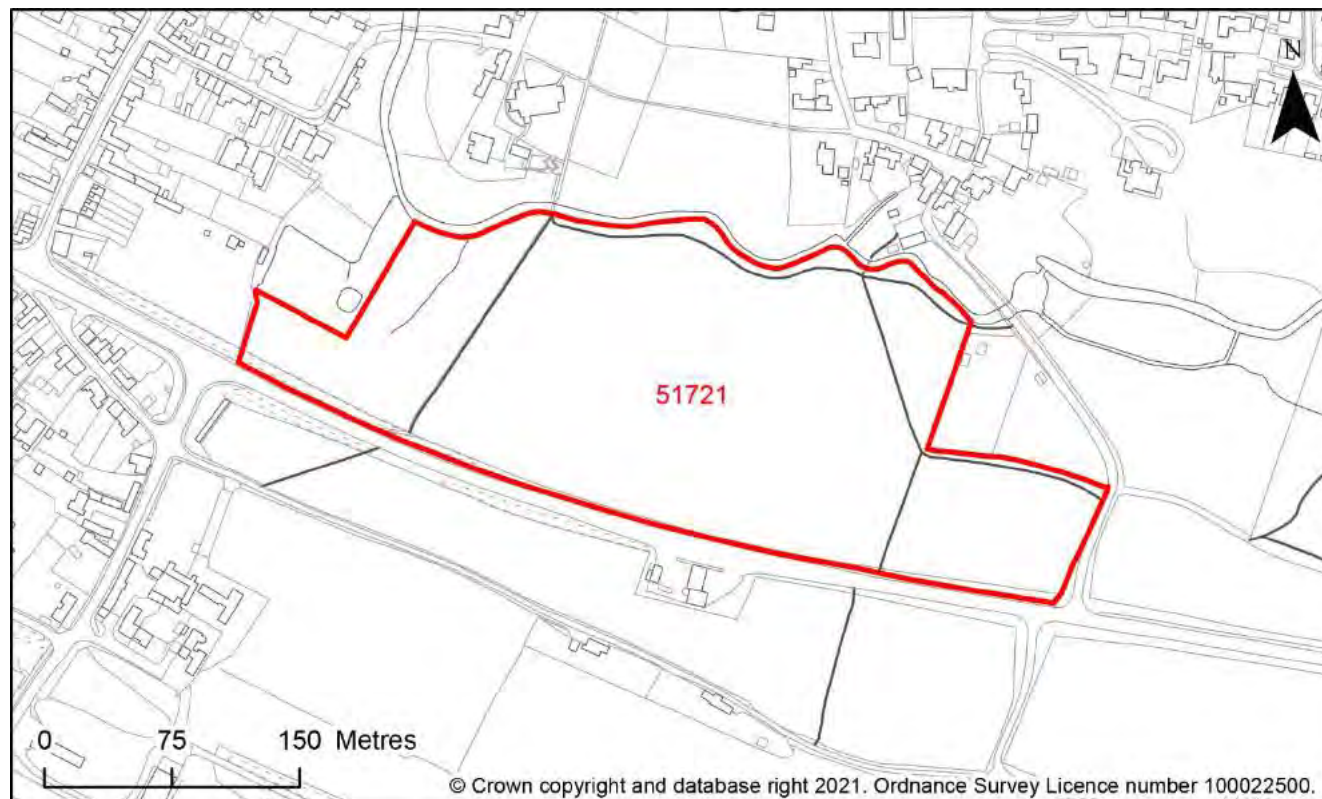
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	325
Estimated employment space (m <sup>2</sup> )	15000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Land north of Cambridge Road (A1307), Linton, CB21 4NL

Site Reference: 51721

Map 444: Site description - Land north of Cambridge Road (A1307), Linton



## Site Details

Criteria	Response
Site area (hectares)	6.52
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor 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	85

## 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>Within or Partially within 400m of the District Boundary</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (47%)</p> <p>Partly in Flood Zone 3 (33%)</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>43% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally atypical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills</p> <p>The proposed development will harm the landscape character of Linton both from the wider landscape - where development will form a hard edge to the village visible from numerous points on high land to the south, and from the detailed landscape and open space along the river which will be dominated by a long developed skyline to the south. It will produce an unacceptably</p>

Issue	Assessment	Comments
		hard built edge to the village, and harm the detailed landscape along the river and to the southern edge of Linton by removing the landscape setting, dominating the southern boundary and harming views south from the village. Landscape mitigation would not reduce landscape harm enough to enable development.
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. Any developments which would result in air pollution would require consultation with Natural England. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. A buffer area would need to be left. Grasslands, woodland areas, hedges, and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Pond adjacent to site 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	<p>Within 50m of an Amenity Green Space</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 a Conservation Area</p> <p>This site sits on the edge of the Linton Conservation Area and forms the open rural views of a number of listed heritage assets. Development would potentially harm the setting of the listed buildings and the Conservation Area, such harm could not be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Significant archaeology of 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: 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: 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>The site would benefit from GCPs Linton Greenway proposals and the CAM; the site must consider how connections to the scheme can be achieved, but the site access may impact on the Greenway proposals.</p> <p>There are existing capacity issues on the A1307 which cause rat running onto other roads, the applicant must undertake cumulative junction capacity analysis along the A1307.</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 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 3 100% 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?	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	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 to the east of Linton, CB21 4

Site Reference: 40331

Map 445: Site description - Land to the east of Linton



### Site Details

Criteria	Response
Site area (hectares)	579.27
Parish or Ward	Linton CP; Horseheath CP; Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Student accommodation, 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>	7000

## 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 (2%) 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 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk District Area The South-East Claylands and The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills This is a large site consisting of six parcels of mainly

Issue	Assessment	Comments
		agricultural land to the east of Linton, outside the Development Framework boundary. Development upon this site would have a significant adverse impact on the landscape character. It would be an encroachment into the countryside, an urbanisation of the rural landscape and the amalgamation of the village of Linton with Bartlow creating a large new settlement. Even with a significant reduction in residential units, with landscape mitigation measures, the harm would still be significantly adverse and incongruous with the local landscape character. In addition, the mitigation measures required to reduce such harm would themselves also be inconsistent with the local landscape character.
Biodiversity and Geodiversity	<b>Red</b>	<p>Within an Ancient Woodland</p> <p>Within 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, and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The site contains Borley Wood CWS (56.93 ha) which is designated due to being an ancient woodland which is over 75% re-planted with over 10 ancient woodland indicator species, and over 40 woodland indicator species. The southern boundary of the site lies adjacent to River Granta CWS which is designated for being a major river not grossly modified by pollution or canalisation which supports concentrations of pollard willow. There are areas of priority woodland that have been registered on the 2014 National Forest Register, and areas of priority floodplain grazing marsh habitat found within the boundary. There are no other apparent priority habitats within the site; however, there are grasslands, other 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	<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>Listed Asset on-site</p> <p>Within a Conservation Area</p>

Issue	Assessment	Comments
		Any development of the site on this scale would merge Linton with Bartlow. The boundary of the site meets the Bartlow Conservation Area. Any proposals would need to take these constraints and the setting of the grade II* Barham Hall into consideration.
Archaeology	Red	Located in a landscape with extensive evidence for prehistoric, Roman and Saxon activity, including funerary monuments of Bronze Age and Roman date and a Saxon cemetery. The site of the medieval priory is also located in the area and the site border the S
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: 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>The proposed site is acceptable in principle subject to detailed design.</p>

Issue	Assessment	Comments
Transport and Roads	Amber	Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge.  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	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: 61% Grade 2; 39% Grade 3  5% lies in an EA Source Protection Zone 1; 31% lies in an EA Source Protection Zone 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.
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**

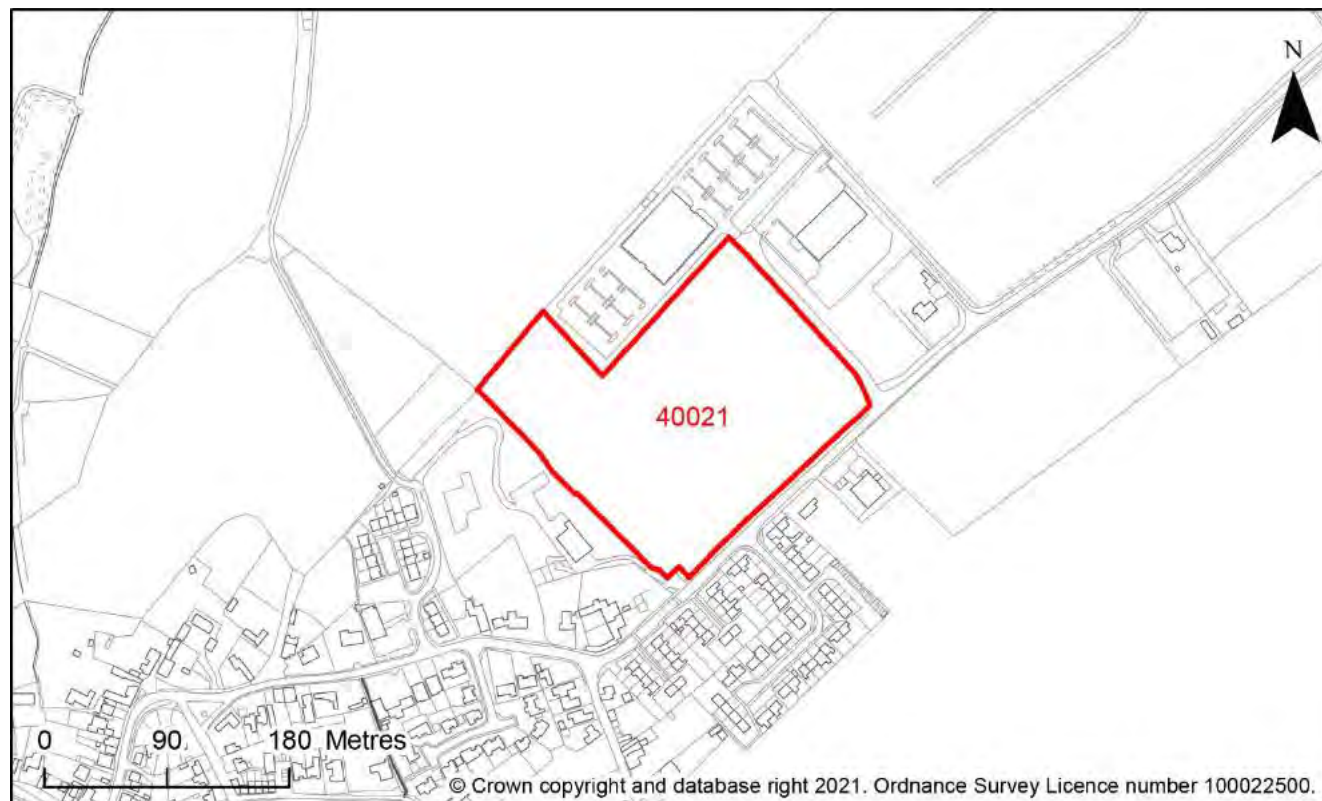
Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	7000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land opposite New Close, Litlington, SG8 0SS

Site Reference: 40021

Map 446: Site description - Land opposite New Close, Litlington



## Site Details

Criteria	Response
Site area (hectares)	3.63
Parish or Ward	Litlington 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, 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>	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
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) 87 East Anglian Chalk.  Local Character: The Chalklands, The site is typical of the large-scale arable landscape and is set amongst an open, spacious and strong rural character as per the character area.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Residential development is potentially appropriate in this location when taking into account the immediate setting of existing residential development, however this development site is of considerable size and is disproportionate to the existing character of Litlington, and a smaller development along the road frontage would be more acceptable. The eastern boundary in particular and part of the northern boundary would need strengthening for mitigation purposes.
Biodiversity and Geodiversity	<b>Green</b>	Application unlikely to require Natural England Consultation. There are no apparent priority habitats

Issue	Assessment	Comments
		<p>within the site; however there are grasslands, ditches, 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 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 in a landscape of 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 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 not require delivery of accompanying key services</p>
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	<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. The developer must, therefore, ensure there are sustainable transport links to local services and also to local stations. Capacity assessments will be required at local junctions and the development will have to take account of cumulative impacts.</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 is adjacent to potentially contaminated land, 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.

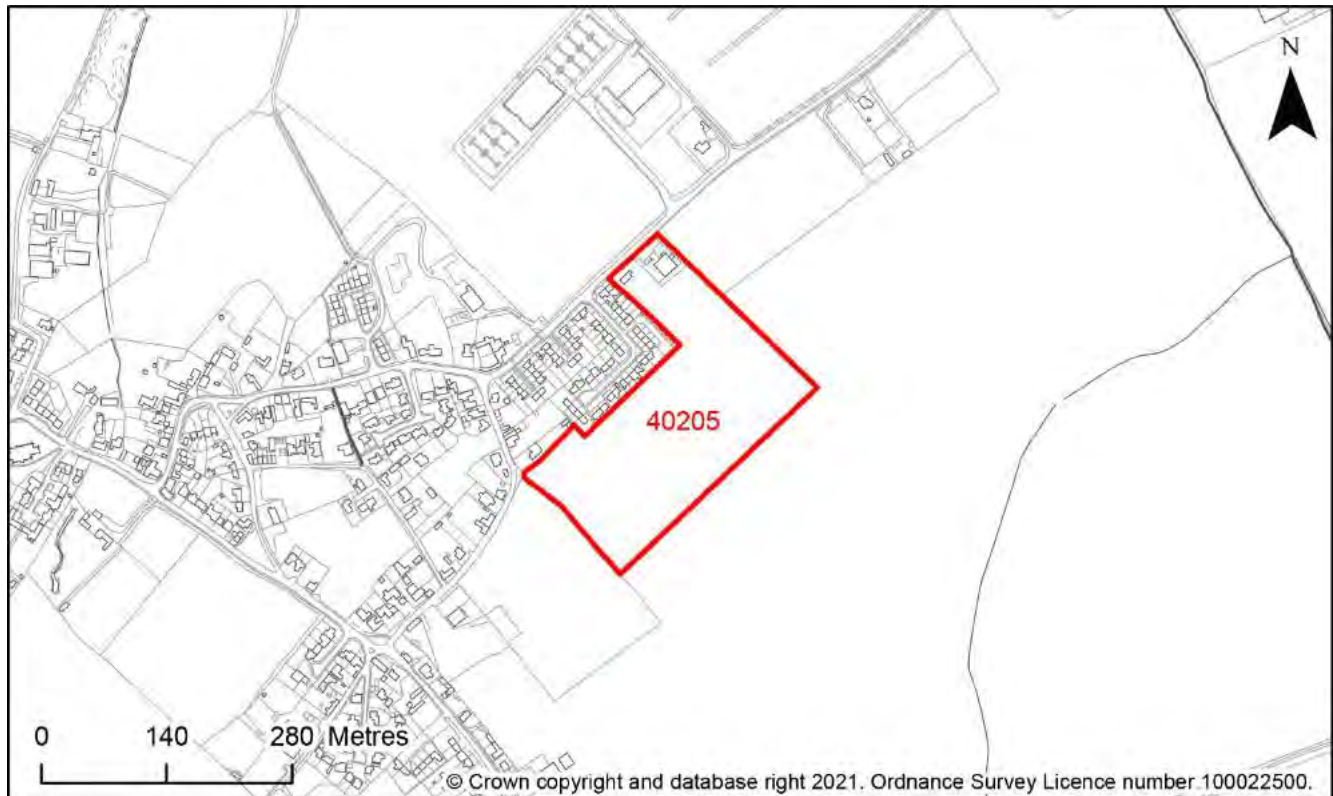
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	39
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 Darwin Farm, Bassinbourn Road, Litlington, SG8 0QN

**Site Reference: 40205**

**Map 447: Site description - Land at Darwin Farm, Bassinbourn Road, Litlington**



## Site Details

Criteria	Response
Site area (hectares)	5.08
Parish or Ward	Litlington 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	156

## 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 - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and the site is a good example.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site has a rural character with long expansive views south over the site. Developing the whole site would introduce a long, prominent built skyline running south from Bassingbourn Road at the entrance to the village, blocking long views and damaging the open, rural landscape character. It would also be detrimental to the amenity of the recreation ground.
Biodiversity and Geodiversity	Amber	Any residential development above 25 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.  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	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of an Outdoor Sports Facility</p> <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 100m of a Conservation Area</p> <p>Possible impact to setting of Conservation Area through loss of open, rural and agricultural character, but impact could be reasonably mitigated.</p>
Archaeology	Amber	Rectilinear cropmarks and Iron Age/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 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 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	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 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 to also to local stations. 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	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	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

# Land south of South Street, Litlington, SG8 0QS

Site Reference: 40206

Map 448: Site description - Land south of South Street, Litlington



## Site Details

Criteria	Response
Site area (hectares)	1.03
Parish or Ward	Litlington 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	31

## 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  8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent.  Local character is defined as Chalklands and the site is a good example.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site feels more associated with the buildings and the village than the countryside beyond. However, views are available through and across the site to the wider landscape from South Street which are important to the landscape character. Development would need to maintain the landscape and village character and the numbers of dwellings will need to be reduced to a lower density with open space and landscaping between proposed and existing dwellings.
Biodiversity and Geodiversity	Amber	Any residential development above 25 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.

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 Outdoor Sports Facility</p> <p>Within or Partially within an Important Countryside Frontage</p> <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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Potential harmful impact to the setting of several Grade II listed buildings and the setting of the Litlington Conservation Area, including views out of the heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in historic settlement core. Archaeology of eolithic and Roman date recorded adjacent to 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> <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  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 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 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.

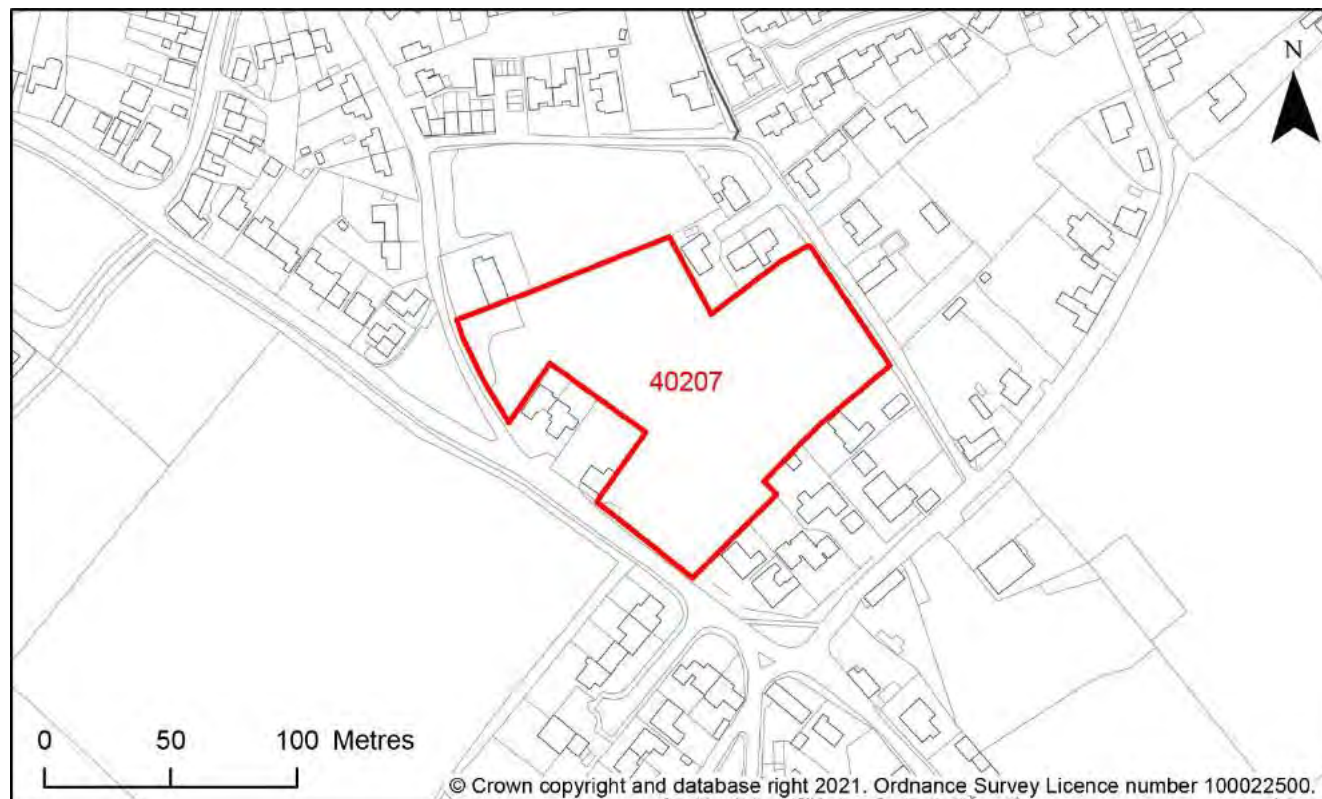
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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 Church Street, Litlington, SG8 0QN

Site Reference: 40207

Map 449: Site description - Land east of Church Street, Litlington



## Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Litlington 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	33



## 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: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<p>Primarily within a PVAA</p> <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. However this site is more influenced by the layout and character and enclosure of the village streets, although gaps between dwellings do allow long views across and from the site and village centre out to the surrounding chalkland landscape.</p> <p>District area: Chalklands landscape character area. 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.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site lies entirely within the Conservation Area and is designates as a Protected Village Amenity Area. Views are possible into the site from many locations and the site forms an integral part of the intimate semi-rural character of the village centre. development would</p>



Issue	Assessment	Comments
		not be possible without unacceptable landscape harm to the site, its immediate surroundings and its function as a Village Amenity Area.
Biodiversity and Geodiversity	Amber	<p>Any residential development above 25 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	Red	<p>Within or Partially within a Semi-Natural Green Space</p> <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 located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Potential for substantial harm/ impact on the character and appearance of the Conservation Area and impact to setting of Listed Granary to the south. 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 centre of the historic 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> <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	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	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:
--	---	------------

### **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	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 at Bury Farm, Abington Road, Litlington, SG8 0RT

## Site Reference: 40208

Map 450: Site description - Land at Bury Farm, Abington Road, Litlington



### Site Details

Criteria	Response
Site area (hectares)	3.48
Parish or Ward	Litlington 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, 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>	104

## 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: None
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. The site and its surroundings represent typical open chalkland landscape.  Local Character: Chalklands landscape character area. 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. The site is connected to the detailed village landscape but is more influenced by the open, very gently rolling landscape to the north and west.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Development of the whole site would not be possible without harmful visual and landscape effects to the village and its setting in the wider landscape. Slightly raised ground to the north of the site allows wide, uninterrupted views of the majority of the site. The proposed development would not be possible without creating a large island of development in a wide landscape, visually unconnected to the village.</p>
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution and any infrastructure such as warehousing over 1000 m<sup>2</sup> will 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. The site is also adjacent to a ditch which could 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	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 detrimental impact to setting and approach to a Listed Building - The Bury Farmhouse, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Medieval moat and associated features located to 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: 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 development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements; not a very sustainable location. Remote from Public Highway.</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	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**

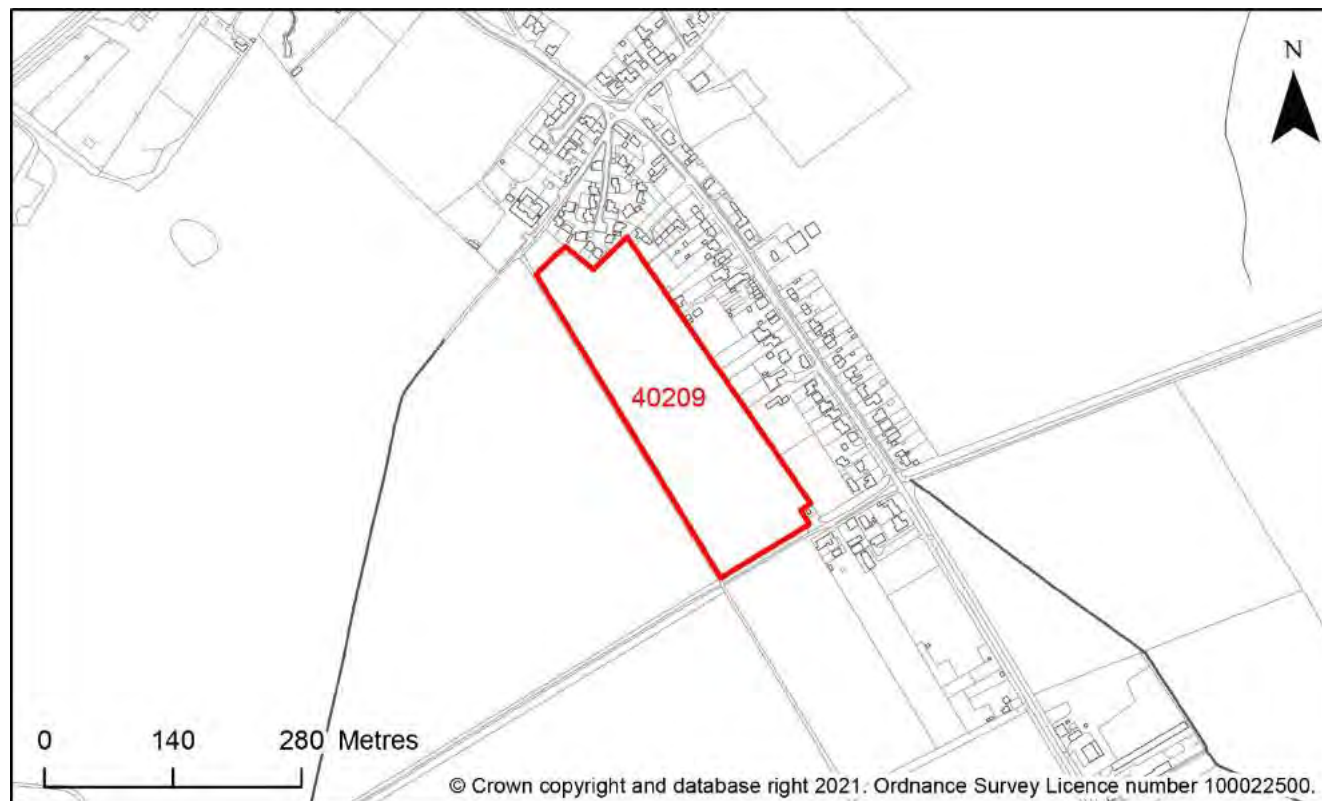
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	38
Estimated employment space (m <sup>2</sup> )	-

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

# Land west of Royston Road, Litlington, SG8 0RE

Site Reference: 40209

Map 451: Site description - Land west of Royston Road, Litlington



## Site Details

Criteria	Response
Site area (hectares)	4.35
Parish or Ward	Litlington 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	130

## 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>3% lies in a 1 in 100 year event</p> <p>24% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Lies within 10m of a TPO</p> <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. The site and its surroundings represent typical open chalkland landscape.</p> <p>District 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. The site is influenced by the open, very gently rolling landscape to the north, west and south, and locally by the dwellings on Royston Road to the east</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland</p>

Issue	Assessment	Comments
		<p>Farmlands</p> <p>The proposed scale of development would be out of character with the village and would have harmful landscape and visual effects particularly to the green south west edge of the village and the village setting. Although the site is generally well screened, some long and medium open views would be possible to the south and south east</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Any residential development above 25 will require consultation with Natural England. The southeast corner of the site is adjacent to the Ashwell Street CWS cited for its NVC CG3 upright brome vegetation community. 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>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>Grade II listed building to the east and Conservation Area to the north of the site. There is potential for development to have a detrimental impact on the setting of these heritage assets, but the impact could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	<p>Cropmarks of Iron Age/Roman enclosures known in the area</p>
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: 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>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	<b>Amber</b>	<p>Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements; not a very sustainable location. Remote from Public Highway.</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>63% 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
Estimated dwellings per hectare	11

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



# Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington, SG8 0QN

**Site Reference: 40541**

**Map 452: Site description - Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington**



## Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Litlington 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

<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>	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 (NCA) 87 East Anglian Chalk.  Local Character: Western Claylands  The site is generally typical of the character in regards to an intensive arable landscape with scattered woodland close by.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The proposed development is in the countryside between Littlington and Bassingbourn. It lies to the east of Littlington but is remote from it - 400m from the eastern edge of the village. The site currently has some screening along its northern and part eastern boundaries to limit views but is largely open along its eastern, southern and western boundaries, with wide, open views available between the countryside and the site. Preservation of the landscape character and views and rural separation between the villages are important. It is unlikely that screening or buffer planting

Issue	Assessment	Comments
		on the exposed edges of the development would be successful in integrating the development into the landscape. Development would be isolated from both villages and would have little sense of place or attachment to either.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no 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 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	The site forms part of the rural approach to Litlington and development here would alter the character and setting of the approach to the village, the impact could not be reasonably mitigated.
Archaeology	Amber	Located in a landscape of 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 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>

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	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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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 replacement barn for office use (S/0403/19/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.

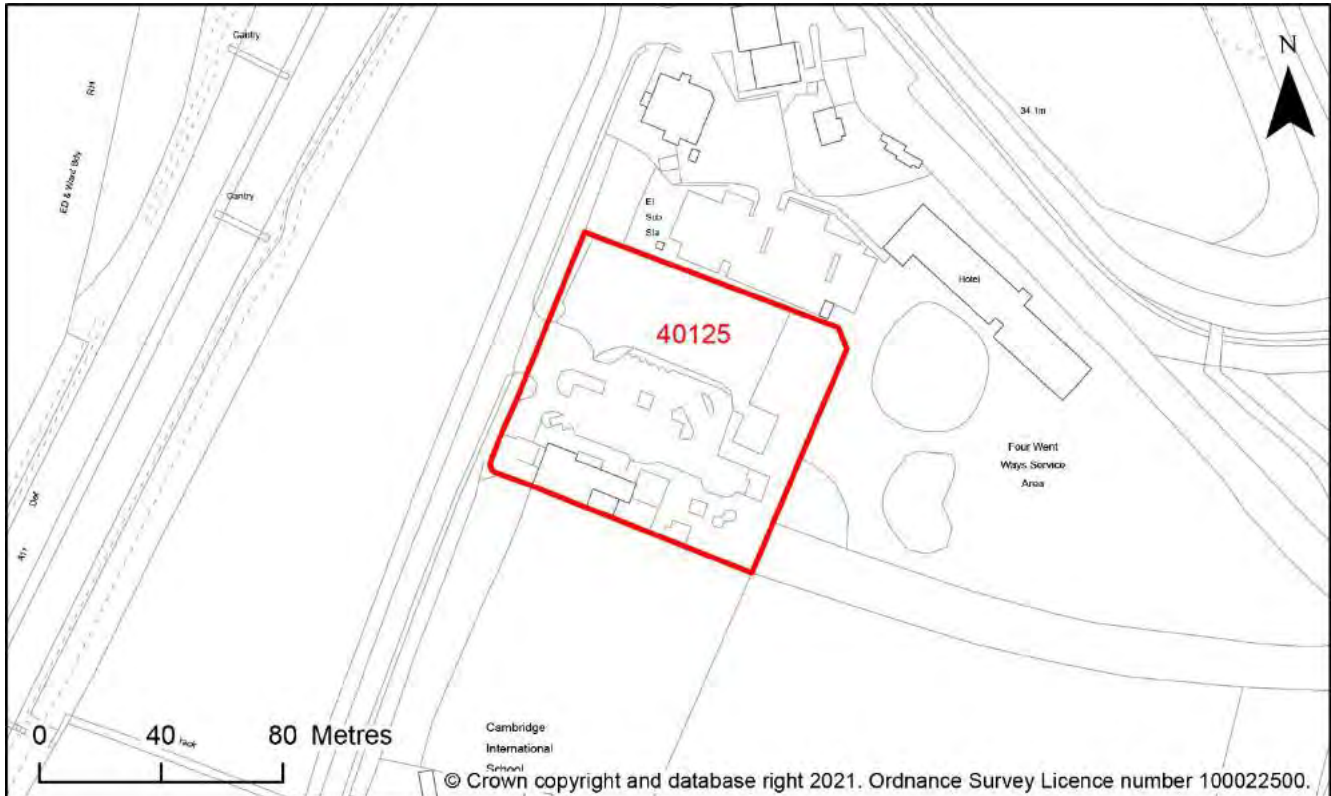
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
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

# Comfort Cafe, Four Wentways, Little Abington, CB21 6AP

## Site Reference: 40125

Map 453: Site description - Comfort Cafe, Four Wentways, Little Abington



## Site Details

Criteria	Response
Site area (hectares)	0.79
Parish or Ward	Little Abington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	11020
<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>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Green</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.  The landscape is not typical of the character area. Instead, it is a wooded area in close proximity to infrastructure whilst abutting large open fields.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands</p> <p>This is a brownfield site located approximately 500m from the development framework of the village of Little Abington. Wide, local and amenity views are limited due to existing mature vegetation. Development upon the site will have a beneficial effect to the existing local landscape character. There will be negligible effects to the wider landscape, views and visual amenity.</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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	The Grade II listed former lodge to Abington Hall lies on the adjacent 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
Archaeology	Amber	Bronze Age barrows are located to the immediate 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>



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>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 development will have to consider its impact on the A11, A1307 and A505. There is an ongoing transport study for the A505 and the development must comply with the outcomes of the study. 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 it. However, the development will have to consider a with and without CAM scenario.</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 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.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low 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

		100% lies in an EA Source Protection Zone 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
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**

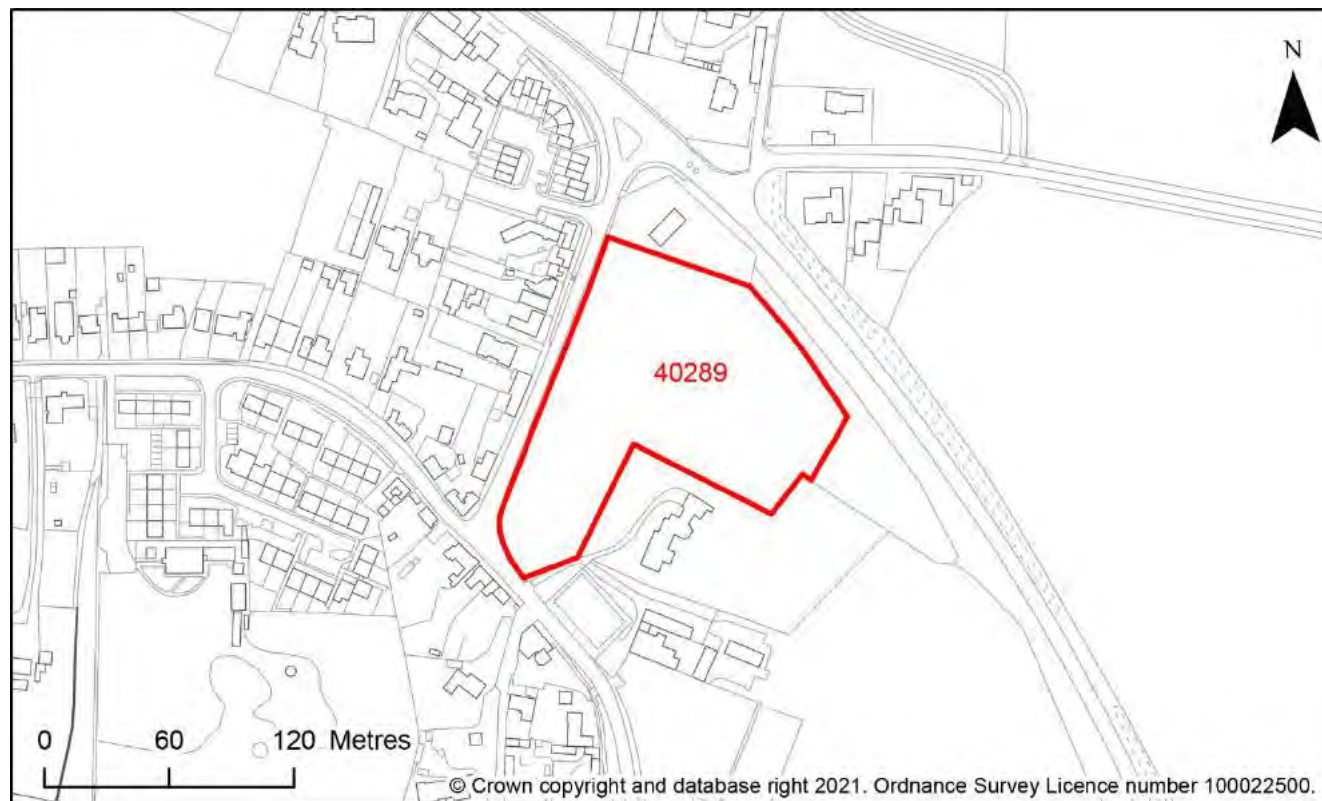
Capacity and Delivery	Response
-----------------------	----------

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	11020
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, Little Abington, CB21 6BG

Site Reference: 40289

Map 454: Site description - Land off High Street, Little Abington



## Site Details

Criteria	Response
Site area (hectares)	1.43
Parish or Ward	Little Abington 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	Recreation
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	26

## 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	<p>TPO on-site</p> <p>National Character</p> <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>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. These linear villages widen out in places to include village greens. 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</p>

Issue	Assessment	Comments
		<p>Character Area - 8A: Pampisford Lowland Chalklands</p> <p>Development to this site would have a significant adverse effect to the Important Countryside Frontage and local landscape character. It would be an encroachment into the countryside and a permanent urbanisation of the rural landscape. Even with a reduction of dwellings and their location offset from the High Street there would still be a significant adverse effect to both the landscape, views and visual amenity due to access requirements into the site.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any residential development above 50 will require consultation with Natural England. All new housing developments will require assessment of increased visitor pressure on nearby SSSI.</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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development would adversely impact the settings of listed buildings on High Street and Church Street and harm the Conservation Area. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in historic settlement 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>

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.</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	<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: 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
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**

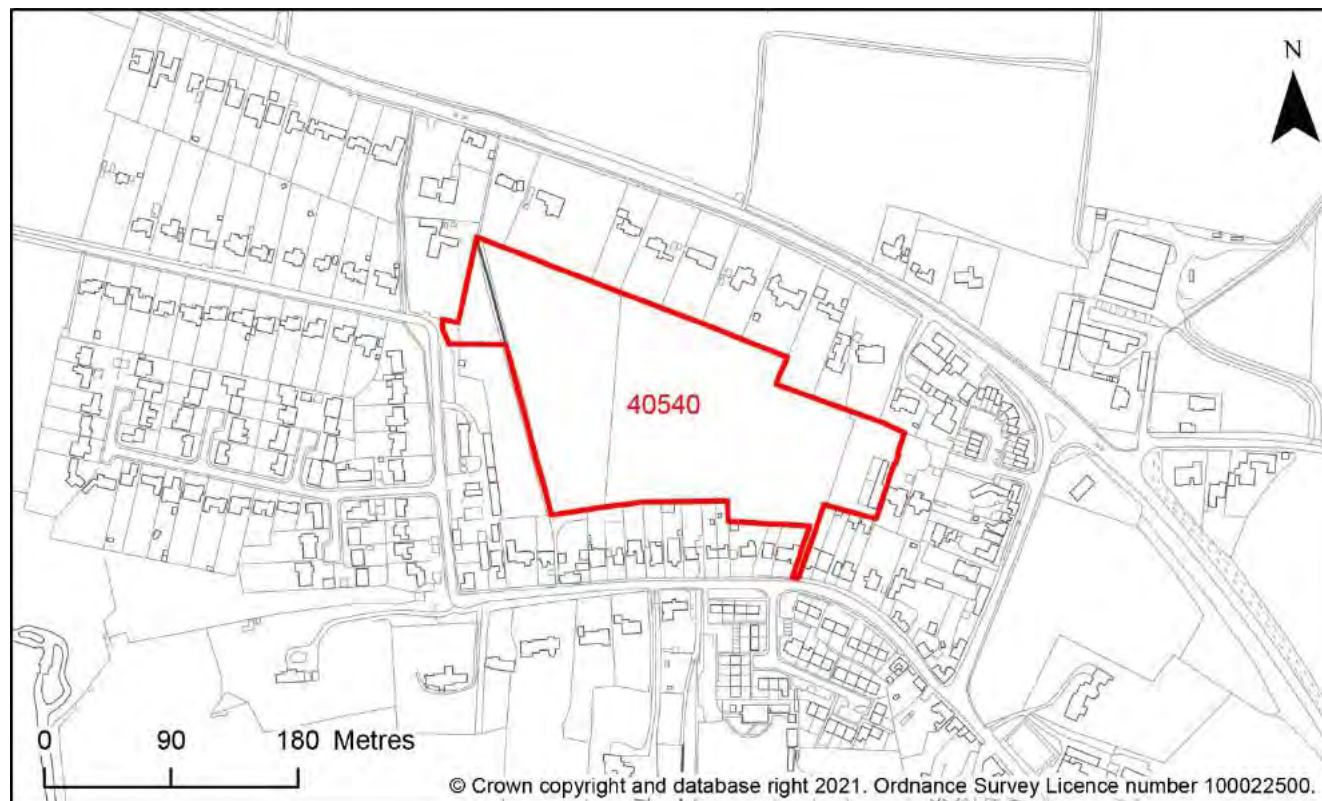


<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	18
Estimated dwelling units	26
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Bancroft Farm, Little Abington, CB21 6BQ

Site Reference: 40540

Map 455: Site description - Land at Bancroft Farm, Little Abington



## Site Details

Criteria	Response
Site area (hectares)	3.57
Parish or Ward	Little Abington 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, 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	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 87 East Anglian Chalk  District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  This is a large open site within the centre of Little Abington and its settlement framework which is designated as A Protected Village Amenity Area. Development upon this site would have a significant adverse impact to the settlement character, visual amenity and Protected Village Amenity Area. It would not protect the character, amenity and existing open land within the village framework. There is little scope to reduce residential units with landscape mitigation measures without still having a significant adverse impact.
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

Issue	Assessment	Comments
		<p>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	Red	<p>Within or Partially within a Semi-Natural Green 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Bancroft Farm historically formed a small group with St Mary's church which sat on the edge of Little Abington. The village has since grown around the farm but the open land to the centre has remained and provides a rural space to appreciate views into and out of the conservation areas. Development on this site would harm the character and setting of the conservation area and the Grade II Church View. This cannot be reasonably mitigated.</p>
Archaeology	Amber	<p>Located on the northern edge of the historic village core.</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> <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>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	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>100% lies in an EA Source Protection Zone 3</p> <p>Public Right of Way is on or crosses the site</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	6
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 south of Bourn Bridge Road, Little Abington, CB21 6BJ

**Site Reference: 45040**

**Map 456: Site description - Land south of Bourn Bridge Road, Little Abington**



## Site Details

Criteria	Response
Site area (hectares)	4.88
Parish or Ward	Little Abington 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	50-60
------------------------	-------

## 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
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	Lies within 10m of a TPO  NCA 87 Land south of Bourn Bridge Road, Little Abington  District Area The Chalklands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands  With sympathetic landscape mitigation measures development upon this site would have a low impact to the landscape character. Typical landscape measures would include the following: development confined to the north-east part of the site with a limit of 50 dwellings, completion of the buffer planting on the eastern boundar, a wide landscape buffer to be included upon the western and southern boundary, layout to be a rural approach and reflect the existing settlement scale and character and a gateway approach to the village to be encouraged.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All developments will require an assessment of recreational impacts on nearby SSSIs. River Granta is 80m south but impact can reasonably be mitigated or compensated. Boundary habitats including hedgerows, trees and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of 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	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 in an area of Bronze Age barrows
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> <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>The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor; this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure. Cumulative junction 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	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
Constraints to development	-	<p>Agricultural Land Classification: 32% Grade 2; 68% Grade 3</p> <p>96% lies in an EA Source Protection Zone 2; 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 = 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 - possible legal issues regarding an overage. The landowner has indicated that discussions are on-going to overcome these
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	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 behind Low Close, 52 Harlton Road, Little Eversden, CB23 1AA

**Site Reference: 40004**

**Map 457: Site description - Land behind Low Close, 52 Harlton Road, Little Eversden**



## Site Details

Criteria	Response
Site area (hectares)	2.51
Parish or Ward	Little Eversden 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, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	10
-------------------------------	----

## 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  2% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area: Western Claylands:  The site is typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development of the site could result in merging of separate part of the village. Site would only be amber if development is retained predominantly to the rear of Low Close and that the gap between the two parts of the village is retained, and development levels were kept low.
Biodiversity and Geodiversity	<b>Amber</b>	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation

Issue	Assessment	Comments
		<p>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 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	Archaeological investigation to the south of the site identified post medieval and earlier features. A pipeline crossing the site will have resulted in some disturbance.
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: 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 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: 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: LE5; LE9  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?	Yes, Planning permission granted for a portion of site for 10 affordable homes (S/0629/08/F)
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**

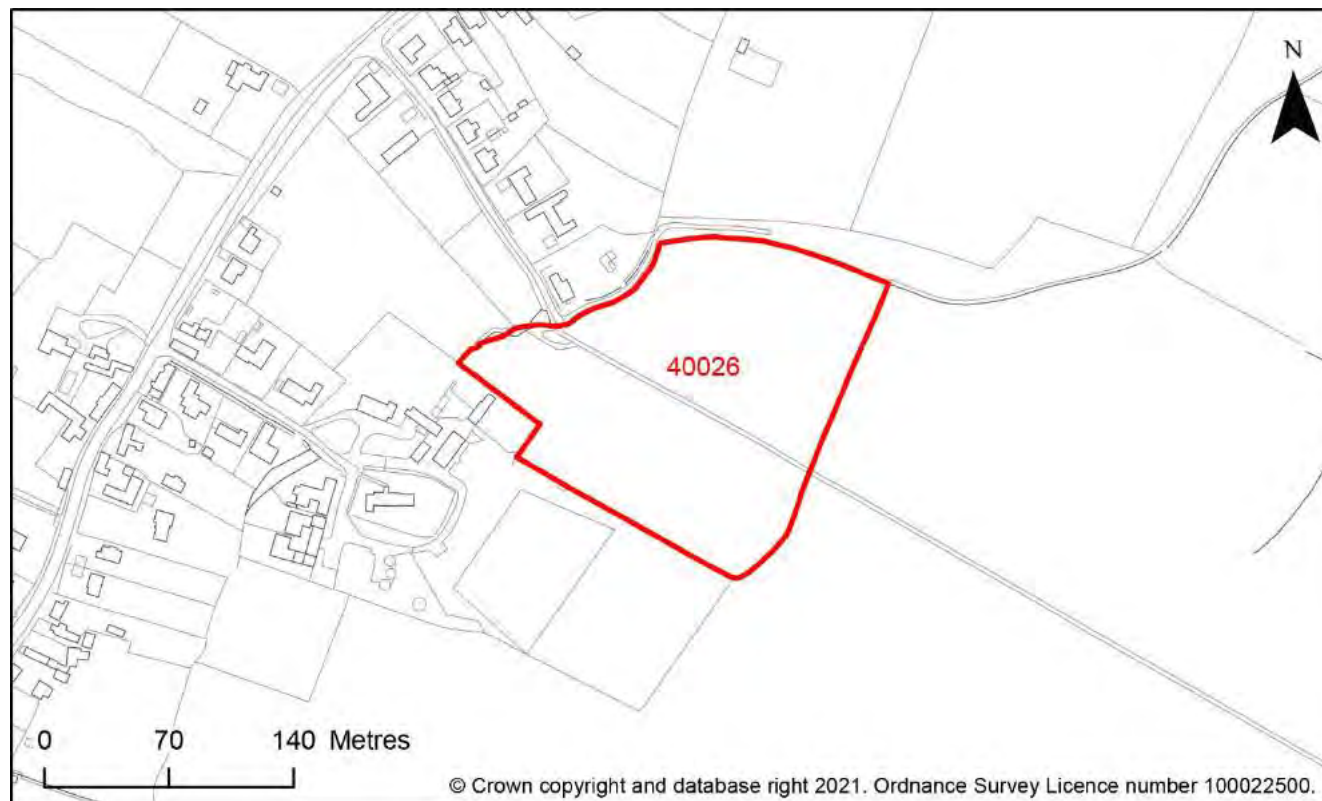
Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land east of Leetes Lane, Little Eversden, CB23 1HH

Site Reference: 40026

Map 458: Site description - Land east of Leetes Lane, Little Eversden



## Site Details

Criteria	Response
Site area (hectares)	2.65
Parish or Ward	Little Eversden 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, Public open space
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	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: 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	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: Slightly atypical  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  The site is somewhat exposed as an outlier to the village. Views towards it from Cambridge Road are very open and available over the low and gappy hedges. The site is equally visible from Comberton Road and parts of Washpit Lane before intervening topography screens the view. The gap presented to the High Street by this narrow portion of green belt, allows for a significant view from the field gate.
Biodiversity and Geodiversity	Amber	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

Issue	Assessment	Comments
		<p>Woods SAC. There is a waterbody running adjacent to the northern boundary that may require 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 of this site would have an impact on the setting of adjacent listed buildings. The extent of that impact will be subject to layout, design scale and massing of the buildings. St Helen's Church, grade II*, is the most sensitive building in this location.</p>
Archaeology	Amber	Located in the historic core of the village to the north east 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 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: 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	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed.  The access link to the public highway is unsuitable to serve the number of units that are being proposed.
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	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	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: LE5; LE7  Very 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	11
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

# Land adjacent to 9 Lowfields, Little Eversden, CB23 1HJ

Site Reference: 40035

Map 459: Site description - Land adjacent to 9 Lowfields, Little Eversden



## Site Details

Criteria	Response
Site area (hectares)	0.96
Parish or Ward	Little Eversden 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, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-20

## 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>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (90%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands:</p> <p>The site is typical of this character area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>Views in and out of the site are contained and it is considered that impact of development on the surrounding character would be low, however, unit numbers would need to be low to suit the surrounding context and village character of the area</p>
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC, and 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>Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and</p>



Issue	Assessment	Comments
		<p>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 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>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 would depend on keeping the number of units low, and the site access of an informal character.</p>
Archaeology	Amber	Located to the north of the historic village core.
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 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: 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	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	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	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3  Overhead telephone cables cross 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: LE2  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.

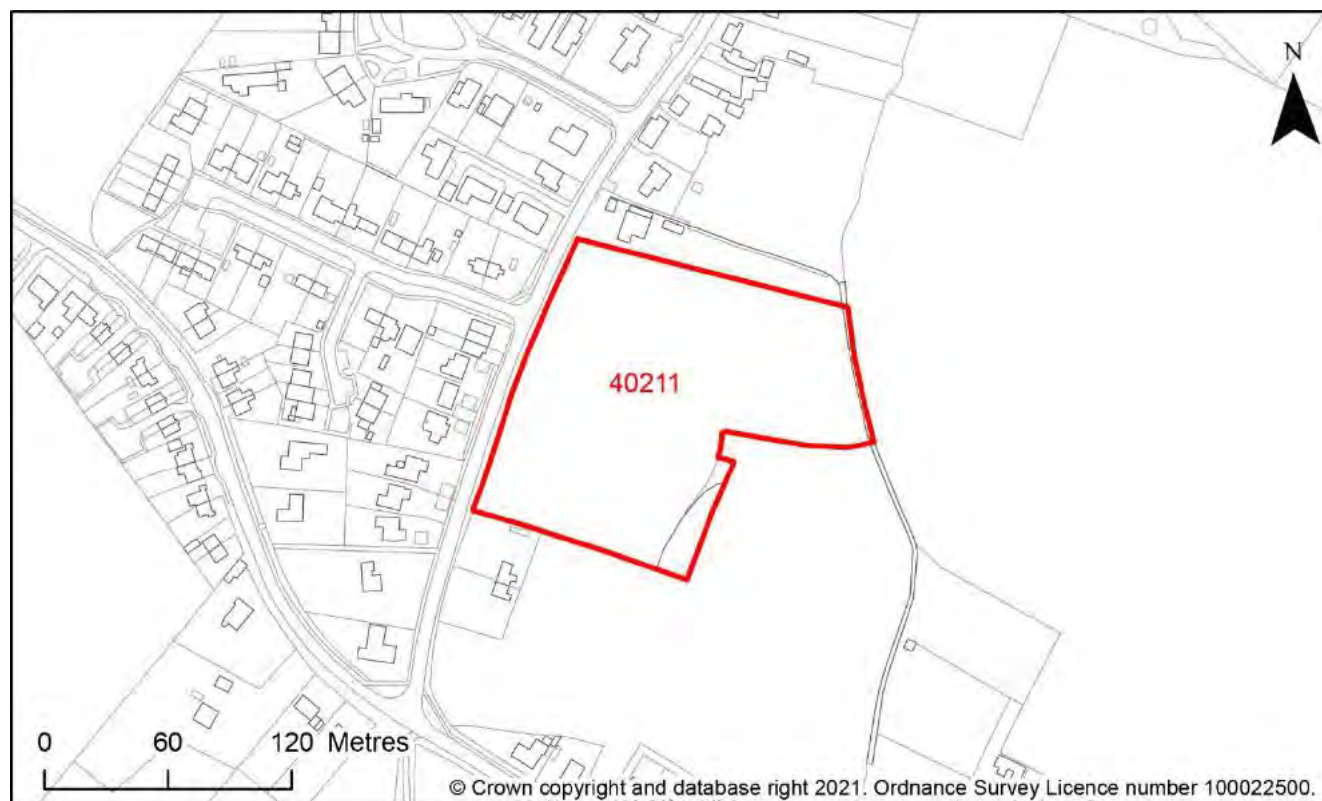
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	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 off High Street, Little Eversden, CB23 1YU

Site Reference: 40211

Map 460: Site description - Land off High Street, Little Eversden



## Site Details

Criteria	Response
Site area (hectares)	1.88
Parish or Ward	Little Eversden 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, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	8-30
------------------------	------

## 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>Wholly within the Cambridge Greenbelt</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
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>3% lies in a 1 in 100 year event</p> <p>8% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands: The site is slightly atypical due to the enclosure by surrounding village development</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is a large field with its western edge completely open against the High Street. The site is suitable for development due to it's contained area and presence on the High Street. The impact on landscape character is low to negligible. If development took place landscape mitigation would be required along all boundaries with sufficient space for large trees and at an appropriate width to filter views from the</p>

Issue	Assessment	Comments
		surrounding landscape or from neighbours.
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 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	<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	A medieval moat is 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: 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>

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 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: LE5; LE9  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.

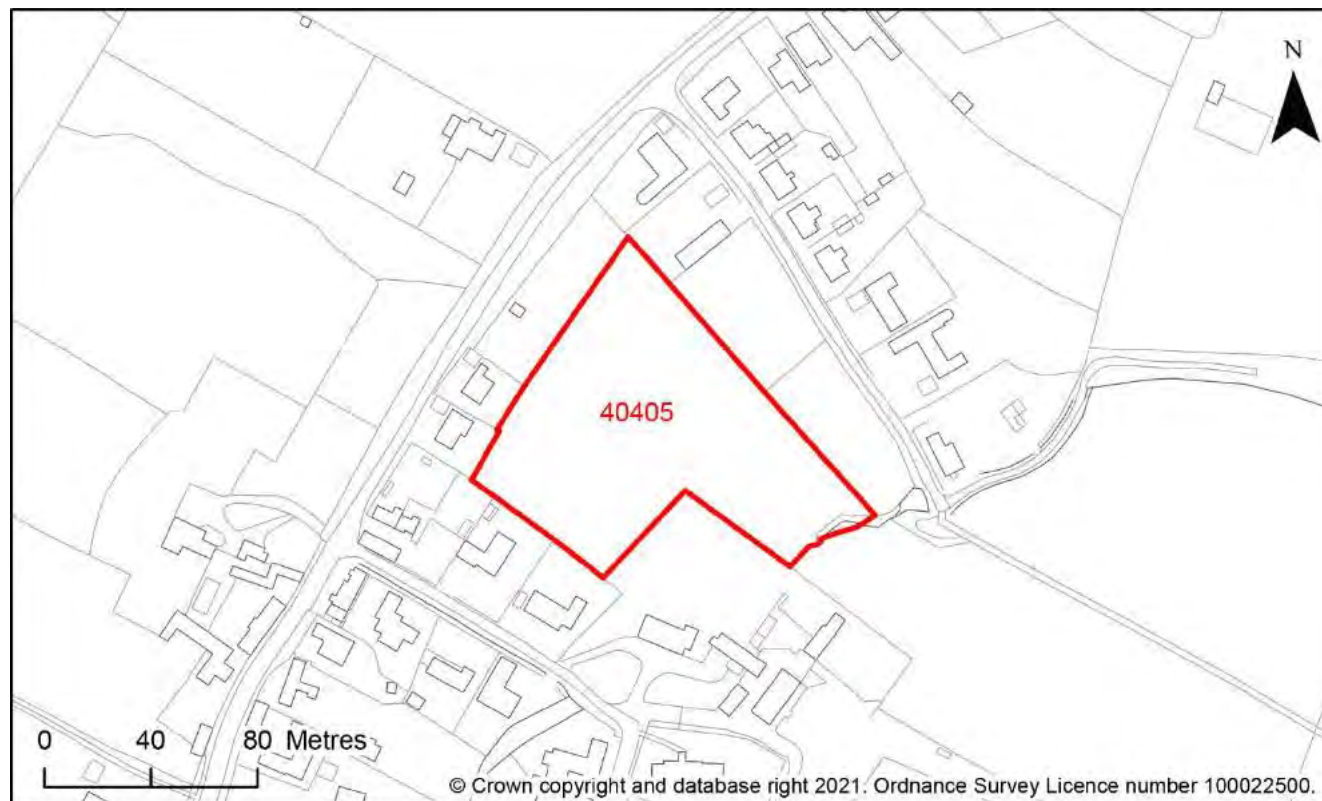
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
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

# Land off High Street, Little Eversden, CB23 1HH

Site Reference: 40405

Map 461: Site description - Land off High Street, Little Eversden



## Site Details

Criteria	Response
Site area (hectares)	0.93
Parish or Ward	Little Eversden 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	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	<p>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (98%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
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>1% lies in a 1 in 100 year event</p> <p>2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands:</p> <p>Slightly atypical</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is an area of pasture between the Church and Leete's Lane within the Green Belt. The High Street frontage of the site is designated an Important Countryside Frontage. All boundaries are heavily vegetated with the only significant gap found at the field gate in the centre of the frontage. From this point, the view is narrowed to the gap at the rear of the site to countryside beyond, which is rolling farm and woodlands. The impact of development on this site would be low due to its enclosed nature; however, the impact on the Important Countryside Frontage would be very high and could not be mitigated.</p>

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. There is a ditch adjacent to the boundary that will require survey and probable mitigation. There 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 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 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>Development of this site is likely to have some impact on setting of nearby buildings; however, the impact could be reasonably mitigated with sensitive design, layout and the retention of trees.</p>
Archaeology	Amber	<p>Located in the historic core of the village to the north of the medieval parish church.</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 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: 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	<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>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 growth</p>
Employment	-	
Green Belt – Assessment of	-	<p>Parcel ID: LE5; LE7</p> <p>Very High; Low</p>

Harm of Green Belt Release		
----------------------------	--	--

### **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.

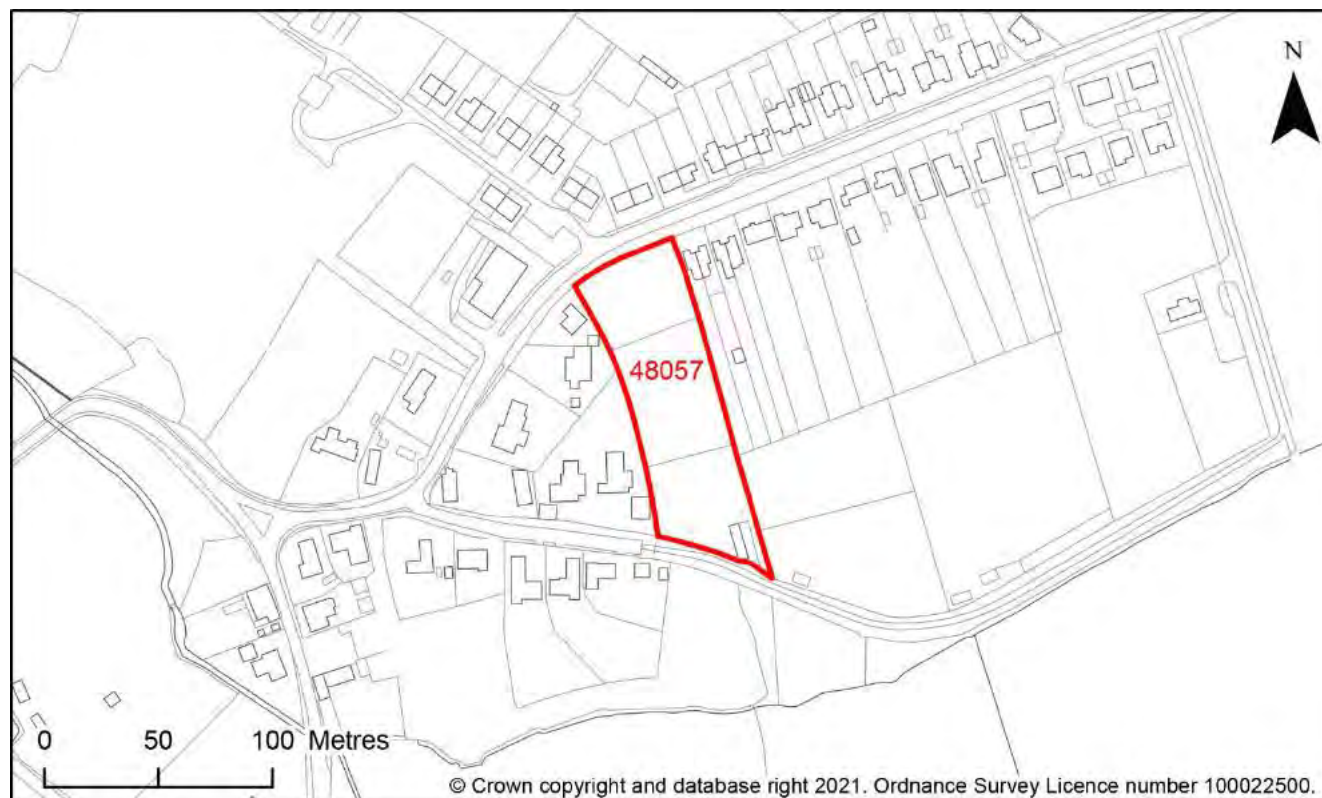
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	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 12a and 14 Primrose Hill, Lt Gransden, SG19 3DP

**Site Reference: 48057**

**Map 462: Site description - Land between 12a and 14 Primrose Hill, Lt Gransden**



## Site Details

Criteria	Response
Site area (hectares)	0.57
Parish or Ward	Little Gransden 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	No estimate given

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily 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	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: Slightly atypical due to inclusion into village visual envelope  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  The site is a series of horse paddocks which fronts onto both Primrose Hill and The Drift. The site is suitable for development due to its contained presence within a gap in already developed area. Landscape impacts would be negligible. Development would require that landscape mitigation or enhancement along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of residential impact on nearby and adjacent SSSIs. Boundary hedgerows 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).  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 eastern edge of historic village core
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	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</p>

Issue	Assessment	Comments
		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 I likely.

### 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 = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	Site promoter indicates no intention to develop, seeking framework amendment.
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 = **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.

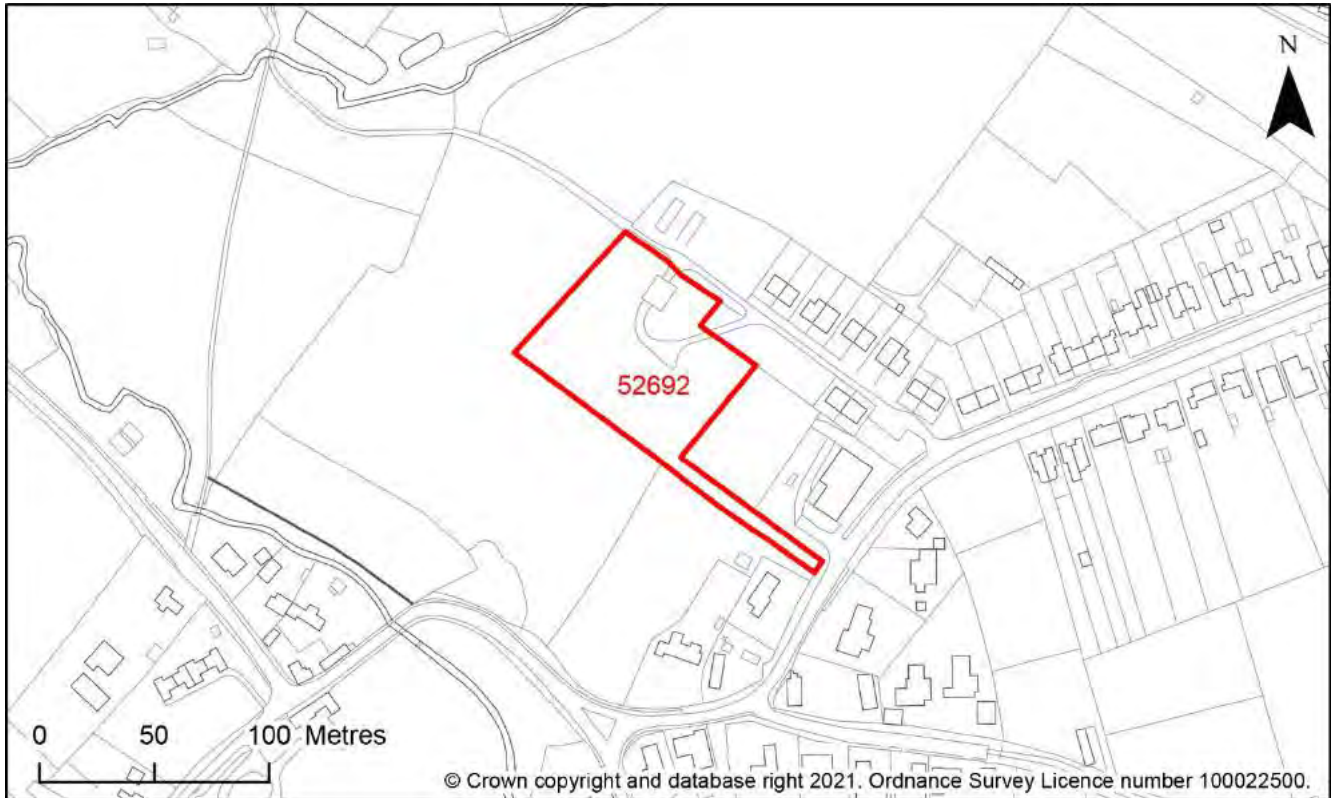
**Development Potential**

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

# Banks Field, Primrose Walk, Lt Gransden, SG19 3DR

Site Reference: 52692

Map 463: Site description - Banks Field, Primrose Walk, Lt Gransden



## Site Details

Criteria	Response
Site area (hectares)	0.60
Parish or Ward	Little Gransden 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
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	Primarily 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	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 - 4C: Hatley Wooded Claylands  Development upon this site would have a significant adverse impact to the settlement character. It would be an encroachment into the landscape permanent and an urbanisation of rural countryside. Even with a reduction in units and landscape mitigation the harm would still be adverse and unacceptable
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, 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 off-site compensation to comply with up-coming National legislation and developing local policies.  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	Green	Within 100m of a Listed Asset  Within 100m of a Conservation Area  Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the north of the historic village core, a medieval moated site is located to the west.
Accessibility to Services and Facilities	Red	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: 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 Inadequate 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.

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	Green	No prior history of development.

### 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

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	15
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 Primrose Walk, Little Gransden, SG19 3DR

Site Reference: 52758

Map 464: Site description - Land at Primrose Walk, Little Gransden



## Site Details

Criteria	Response
Site area (hectares)	0.15
Parish or Ward	Little Gransden 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	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	8

## 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	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 - 4C: Hatley Wooded Claylands  This is a small site located to the north of the village of Little Gransden outside and abutting the development framework. Wide and local views are restricted due to hedgerows, woodland blocks and tree cover. Development upon this site would have a significant adverse impact to the settlement character. it would be overdeveloped and not reflect the existing settlement characteristics. However, with a significant reduction in residential units and with landscape mitigation measures the harm would be reduced.
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, the site does appear to be heavily wooded in addition to likely buildings, grasslands, hedges and wooded boundaries on site that are likely to also 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



Issue	Assessment	Comments
		to comply with up-coming National legislation and developing local policies.  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	Within 100m of a Conservation Area  The sites lies outside the conservation area, but development may impinge on views from the footpath from Great Gransden, harming the character of the conservation area; however, the harm may be mitigated with careful layout and landscaping.
Archaeology	Amber	Located to east of medieval moat
Accessibility to Services and Facilities	Red	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: 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 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.

Issue	Assessment	Comments
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	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:

### 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.

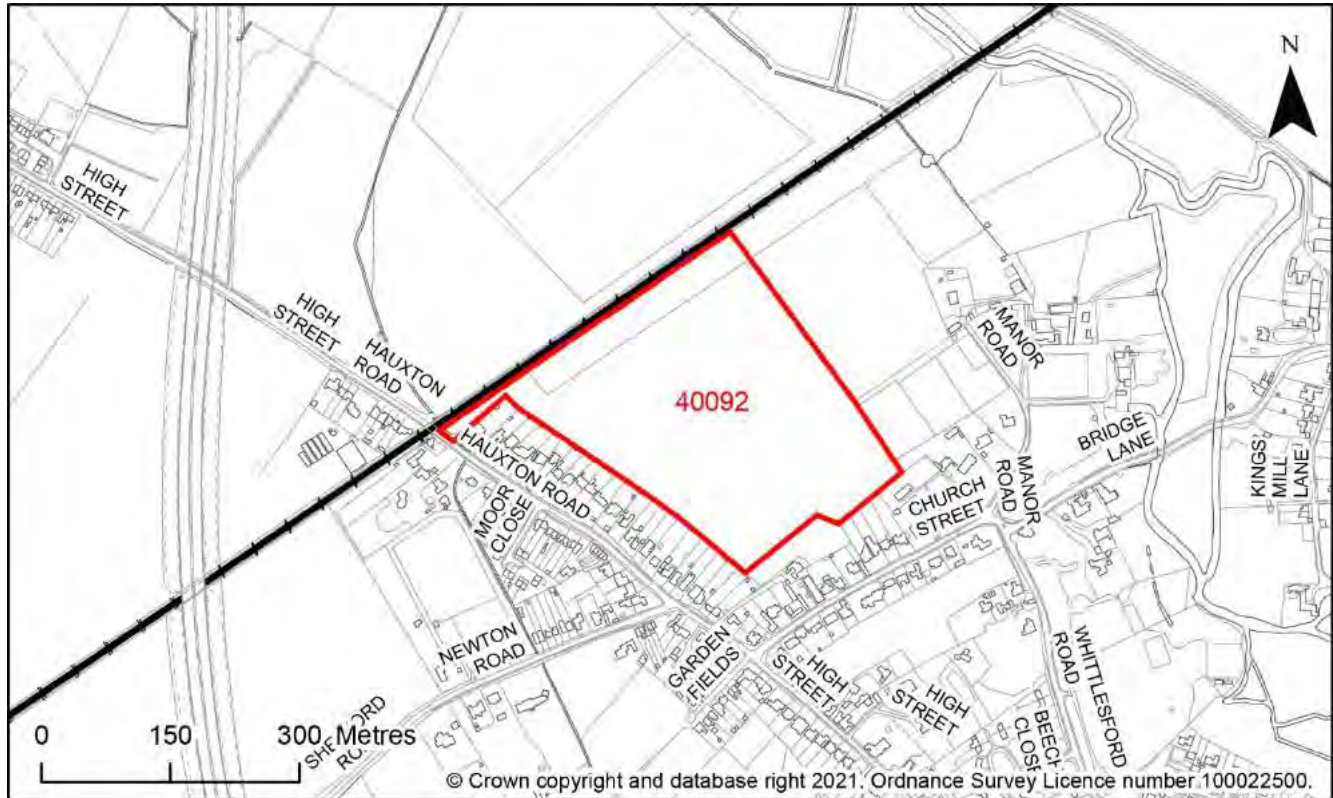
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	2
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 Church Street, Little Shelford, CB22 5HF

Site Reference: 40092

Map 465: Site description - Land north of Church Street, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	9.30
Parish or Ward	Little Shelford 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, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	185

## 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: Partly in Flood Zone 2 (23%)  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	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  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  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development throughout this site would have a significant adverse impact to the wide and local landscape character. It would be a permanent, removal of open agricultural land, an encroachment into the countryside and an enlargement of the village of Little Shelford.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Woodland is found onsite that is classified as priority

Issue	Assessment	Comments
		<p>habitat, along with 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	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 Scheduled Monument</p> <p>Within a Conservation Area</p> <p>Development of the site is unlikely to be possible without harm to settings of Listed Buildings and the Conservation Area.</p>
Archaeology	Amber	Located to the south of a nationally important Late Iron Age/Roman settlement, designated as a Scheduled Monument. Elements of this complex extend into the proposal 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 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: 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	<b>Red</b>	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed s  No possibility of creating a safe access.
Transport and Roads	<b>Amber</b>	The site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will require a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Cumulative capacity assessments will be required especially along the A1301, A1307 and at the Babraham Road/ Hinton Way/Cherry Hinton Road roundabout.  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 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 in regard to 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>	Site is adjacent to railway. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Grade 3  Watermain crosses the site
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: LS12; LS11 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
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	185
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

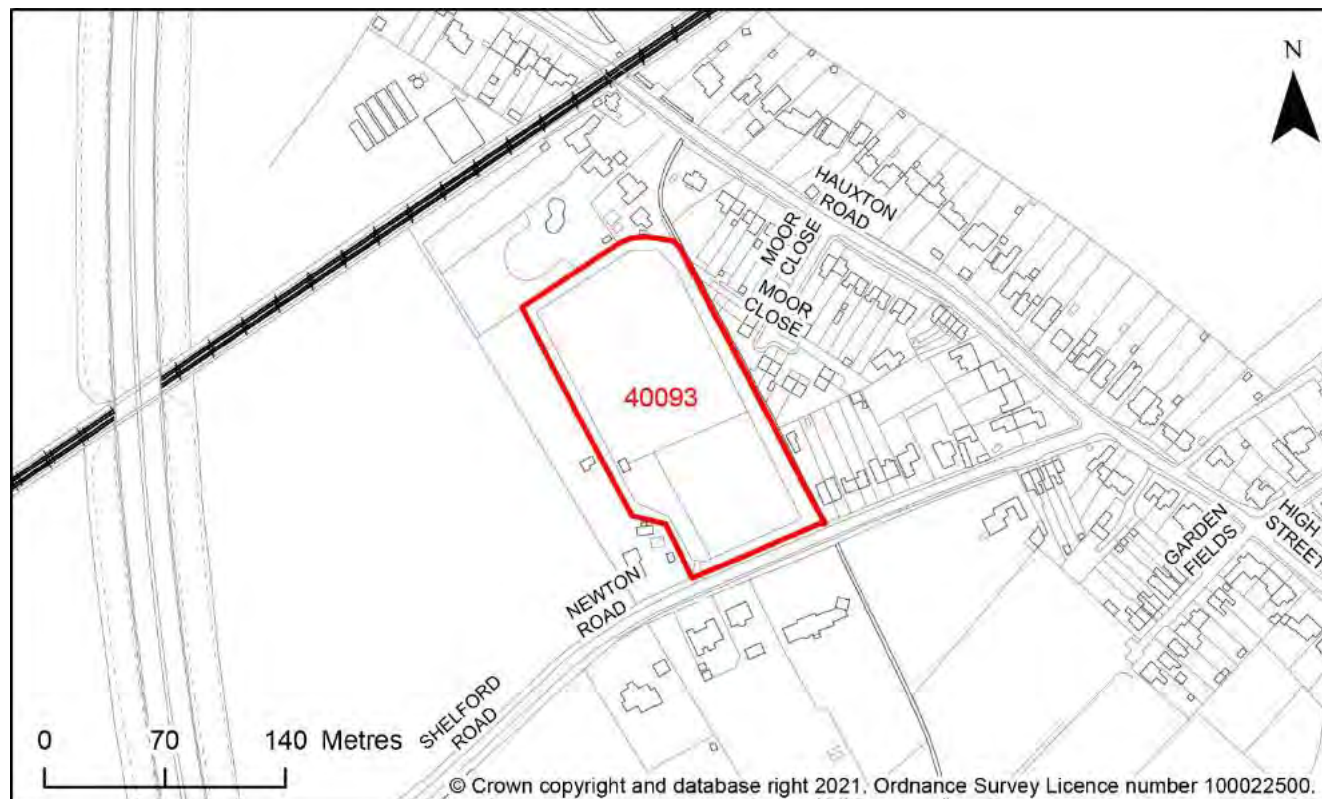


Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land north of Newton Road, Little Shelford, CB22 5UX

Site Reference: 40093

Map 466: Site description - Land north of Newton Road, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.79
Parish or Ward	Little Shelford 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
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  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%)  Partly in Flood Zone 3 (6%)  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	Amber	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  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  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The development area is a large field to the rear of houses along Hauxton Road. Little Shelford is a former linear village that has broadened around its green nucleus centre over time. At approximately 20 units

Issue	Assessment	Comments
		per hectare proposed, any proposals would be reasonably contextual with the village though the edges will be the most sensitive areas. The site would become a new village edge and buffering for any long views.
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	Red	<p>Within 100m of a Conservation Area</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	Amber	Cropmarks of trackways and linear features are 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: 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>

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 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 in regard to 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	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	-	Parcel ID: LS9  High

Harm of Green Belt Release		
----------------------------	--	--

### **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.

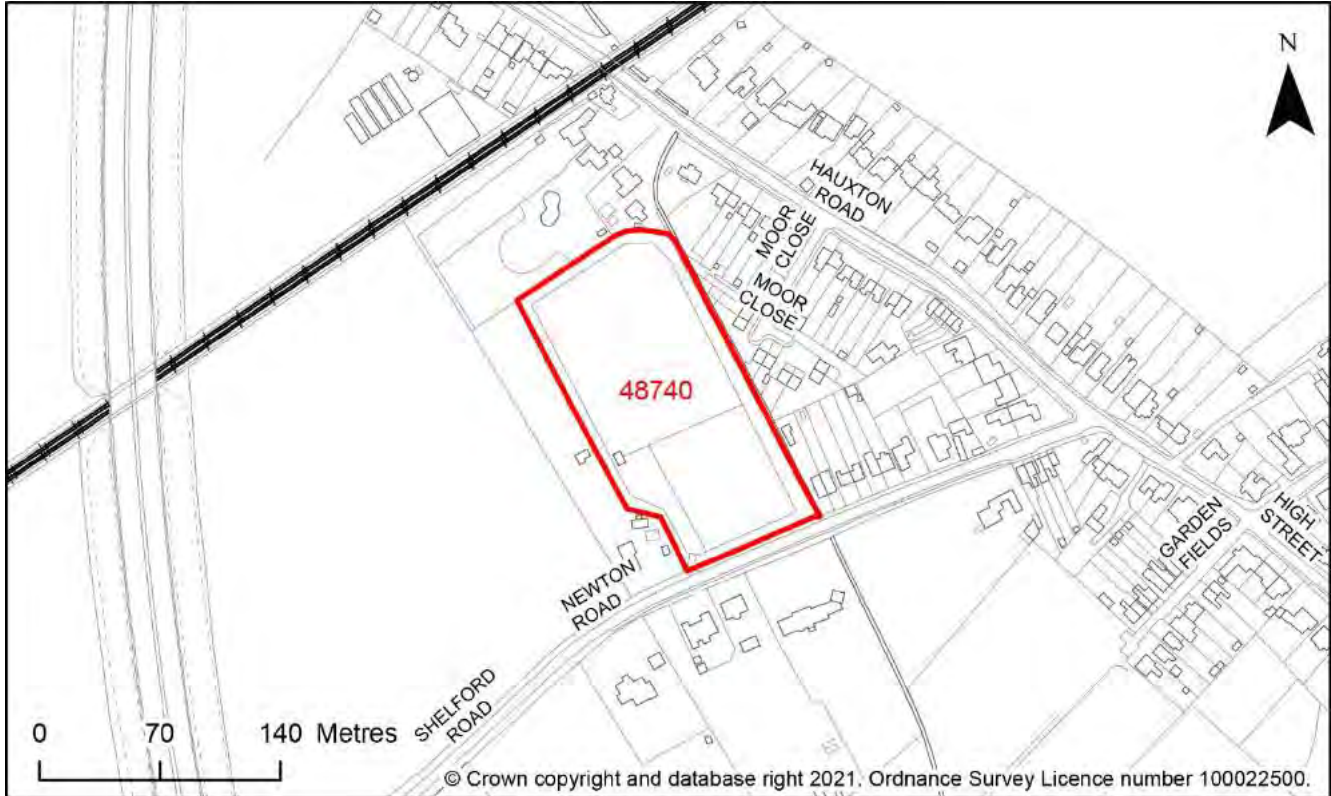
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	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

# Newton Road, Little Shelford, CB22 5HL

Site Reference: 48740

Map 467: Site description - Newton Road, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.79
Parish or Ward	Little Shelford 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, Custom or self build housing, Specialist/other forms of housing, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	20-25
------------------------	-------

## 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 Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (6%) 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	Amber	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This is a small site located to the west of the village of Little Shelford outside and abutting the settlement framework. Wide and local views are limited due to well treed landscape and low lying topography. Development upon this site would have a negligible impact to the landscape character subject to landscape mitigation measure.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. Hedges and wooded boundaries 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.</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 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 trackways and linear features are 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: 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> <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	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		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	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: LS9  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?	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	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 north of Church Street, Little Shelford, CB22 5HG

Site Reference: 51137

Map 468: Site description - Land north of Church Street, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	9.29
Parish or Ward	Little Shelford 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, Woodland
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<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  Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (23%)  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA  District Area  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  This is a large site located to the north east of the village of Little Shelford outside and abutting the village framework. It is a rural location. Wide and local views are limited due to low lying land and intervening vegetation. Development upon this site would have a significant adverse impact to the settlement and landscape character. It would significantly enlarge the village, encroach within the countryside and a permanent urbanisation of the rural landscape.
Biodiversity and Geodiversity	<b>Amber</b>	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Boundary hedgerows and woodland in north of site may qualify as Habitats of Principal Importance/be of high ecological value and support protected and

Issue	Assessment	Comments
		<p>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	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>Development of the site could have a detrimental impact on the adjacent grade II* listed church or the conservation area but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located to the south of a nationally important Late Iron Age/Roman settlement, designated as a Scheduled Monument. Elements of this complex extend into the proposal 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 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: 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	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed s  The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Res
Transport and Roads	Amber	The site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will require a large sustainable mode share and links to existing schemes such as the Sawston Greenway.  Cumulative capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.  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: 95% Grade 2; 5% Grade 3
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: LS12; LS11 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
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	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 west of 13 Newton Road, Little Shelford, CB22 5HL

Site Reference: 51653

Map 469: Site description - Land west of 13 Newton Road, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	0.80
Parish or Ward	Little Shelford 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	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	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	Primarily outside Development Framework Partially within the Cambridge Greenbelt (74%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (70%) Partly in Flood Zone 3 (66%) Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Green	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is generally atypical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises a residential property and garden land at the edge of the village. Generally, the site is well contained by hedgerows, but has views experienced from the eastern boundary. Whilst development on this site would not be in keeping with the local character and density of development south of Newton Road (either side), development north of Newton Road, facing the site is slightly denser and is in

Issue	Assessment	Comments
		line with the proposal. Development here is not likely to detract from the existing, small scale village character; however, an appropriate landscape strategy must be employed, and the retention of trees and hedgerows is encouraged, particularly roadside hedgerows.
Biodiversity and Geodiversity	Green	<p>No likely impact on designated sites for nature conservation. Mature trees, western boundary watercourse and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species but could reasonable be retained or compensated. Grassland will need to be assessed, but likely to be of low ecological value (garden habitat). Buildings and trees 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	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 has the potential to impact on no. 13 and the character of the conservation area. No. 13 should be assessed to understand if it should be locally listed. Some development of the site may be possible but he number, form and mass will need to respect No 13 and the character of the conservation area.</p>
Archaeology	Amber	Cropmarks of trackways and enclosures are known to the north and south
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: 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	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</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS6; LS7 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**

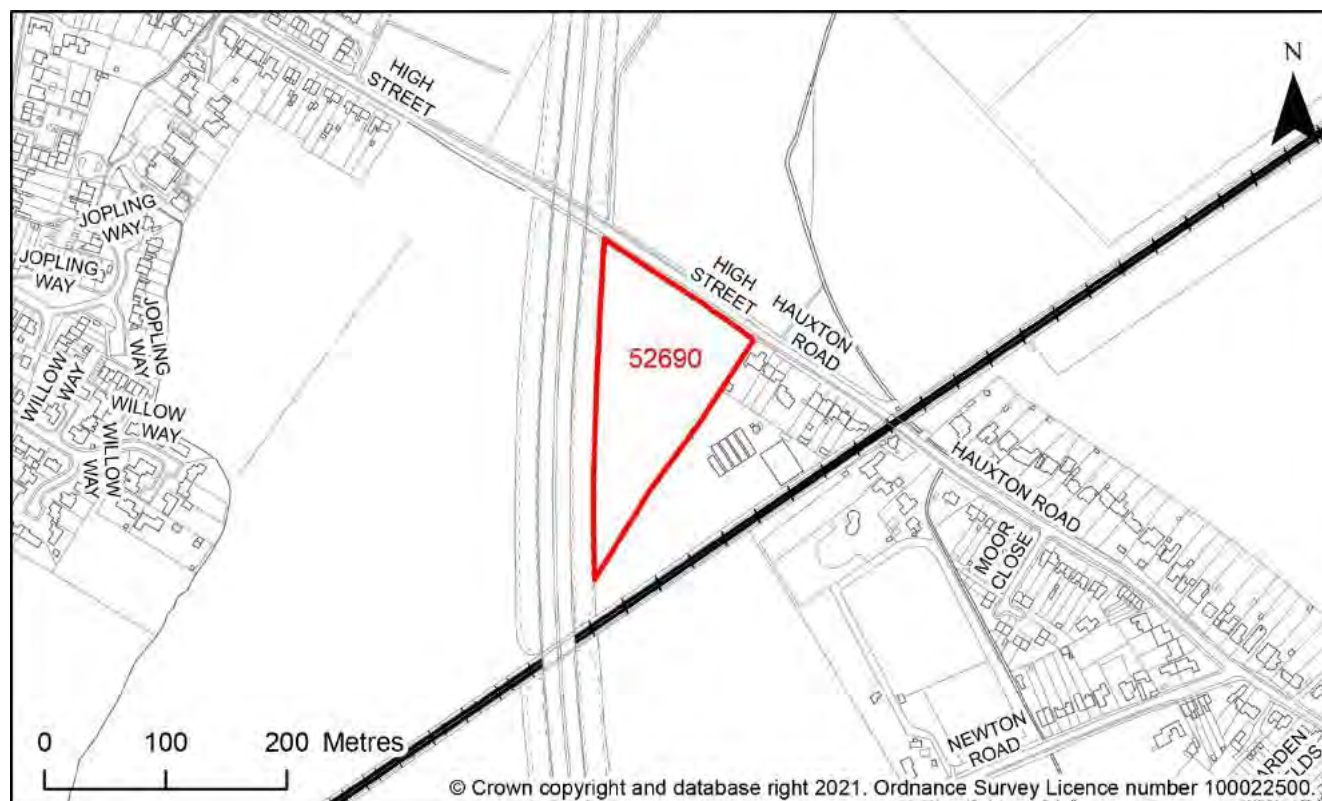
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	15
Estimated employment space (m <sup>2</sup> )	-

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

# Hauxton Road, Little Shelford, CB22 5HJ

Site Reference: 52690

Map 470: Site description - Hauxton Road, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Little Shelford 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	Mixed Use, 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



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	No estimate floorspace given
<b>Proposed housing units</b>	25

## 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  6% lies in a 1 in 100 year event  27% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 87 East Anglian Chalk  District Area Little Shelford  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is in a rural location outside and abutting the settlement framework. Wide and local views are limited due to intervening built form and mature tree belts and hedgerows. Development across the site would have an adverse impact to the landscape character. it would encroach into the countryside and appear incongruous with the existing settlement pattern.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>No impact on sites designated for nature conservation. Habitats within the site, or around the boundaries may qualify as Habitats of Principal Importance/be of high ecological value. The site appears to comprise a mosaic of habitats which may be of importance for protected and notable species. For example, there are records of turtle dove and barn owl nearby and habitats may support reptiles and great crested newt if present in the area. 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 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	Cropmarks of trackways and linear features are 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: 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 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	Site has potential for historic contamination, conditions required. Phase I likely.

### 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: LS10  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 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	25
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

# 77 Hauxton Road, Little Shelford, CB22 5HJ

Site Reference: 52732

Map 471: Site description - 77 Hauxton Road, Little Shelford



## Site Details

Criteria	Response
Site area (hectares)	1.27
Parish or Ward	Little Shelford 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, 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>	8

## 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 1000 year event
Landscape and Townscape	<b>Amber</b>	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  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  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development constrained to the east of the site would be acceptable subject to access and landscape enhancement / mitigation measures. Typical landscape measures would include the following: new native

Issue	Assessment	Comments
		boundary planting to be planted, development to be offset from the existing dwellings and new settlement edge, development to be 1-1.5 storey to reflect existing settlement characteristics, access to piped watercourse to be confirmed and the rural character to be respected.
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, 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 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	Cropmarks of trackways and enclosures are known to the north and south
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>

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>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 proposed site will be affected by railway noise (and possibly vibration) 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	<b>Red</b>	<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	-	<p>Parcel ID: LS9; LS8; LS10</p> <p>Very High; High</p>



Harm of Green Belt Release		
----------------------------	--	--

### **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	8
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 fronting onto Church Road, Little Wilbraham, CB21 5LE

**Site Reference: 40015**

**Map 472: Site description - Land fronting onto Church Road, Little Wilbraham**



## Site Details

Criteria	Response
Site area (hectares)	0.28
Parish or Ward	Little Wilbraham 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, 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	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	National Character Area 87: East Anglian Chalk  District Character Area: The Chalklands  The site is somewhat a typical due to the enclosure, association with the village and low-lying topography  Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands  The site is part of a fairly wide gap which separates Little Wilbraham into two halves. Development of the site would diminish this gap on the south side of Church Road by approximately half. The field to the east also contributes to the Important Countryside Frontage designation.  Development would impact adversely on the Important Countryside Frontage.
Biodiversity and Geodiversity	Amber	All residential development would require an assessment of recreational impacts on nearby SSSIs. Residential development of over 50 dwellings or discharge to ground or surface water of more than 5m <sup>3</sup> /day would require consultation with Natural

Issue	Assessment	Comments
		<p>England. Watercourses, hedgerows, trees and grassland 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 but may support farmland birds. Pond within site may support great crested newt and 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	<p>Within 50m of an Amenity Green Space</p> <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>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 in the historic village core to the south west of the medieval parish church</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> <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>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	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	-	<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	-	Parcel ID: LW7

Harm of Green Belt Release		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**

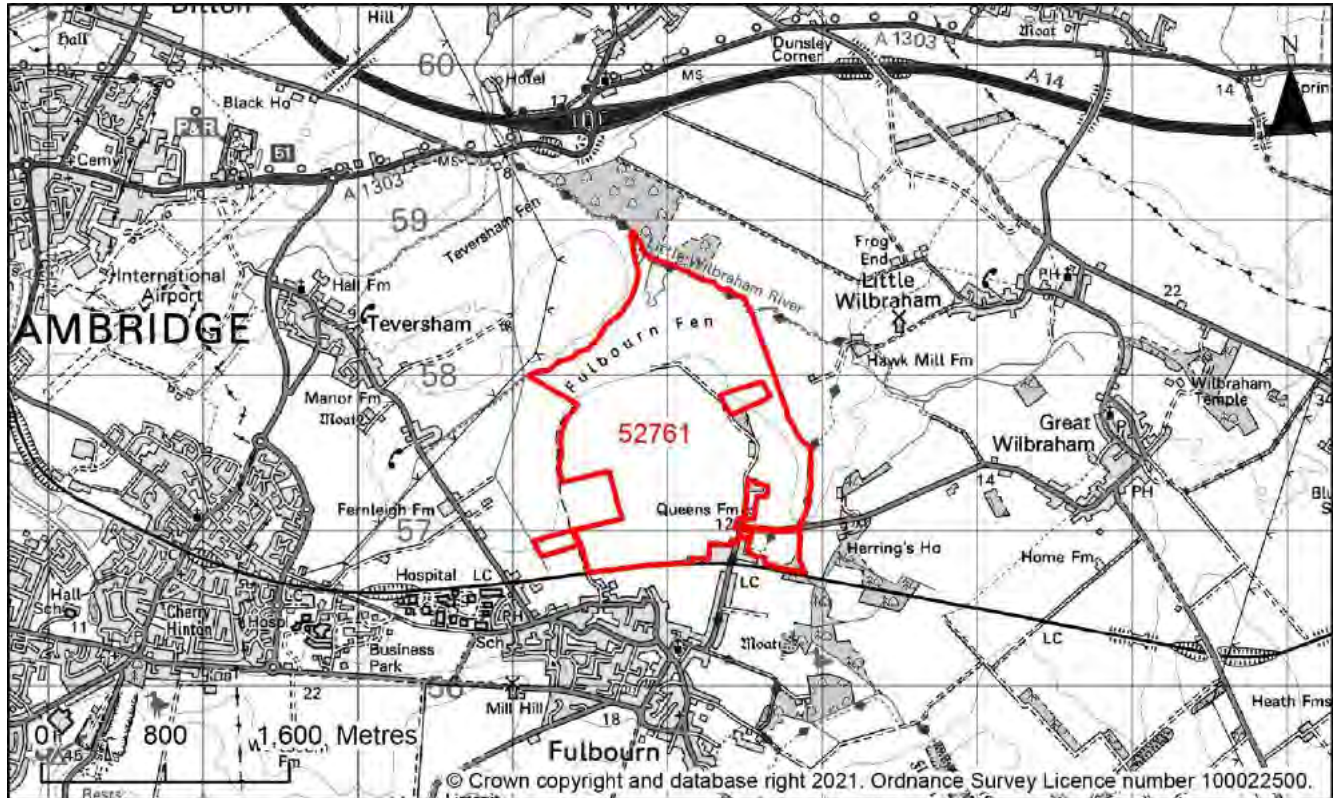
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	4
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Wilbraham Road, Fulbourn, CB21 5GT

Site Reference: 52761

Map 473: Site description - Land north of Wilbraham Road, Fulbourn



## Site Details

Criteria	Response
Site area (hectares)	231.59
Parish or Ward	Little Wilbraham CP; Fulbourn CP; Teversham 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	Mixed Use, 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, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	No estimate floorspace given
<b>Proposed housing units</b>	2200

## 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 (12%) Partly in Flood Zone 3 (10%) Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site NCA 87 East Anglian Chalk District Area Fulbourn The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands This is a large site located to the north of Fulbourn which is outside and bordering the settlement framework. Wide and local views are high due to the open nature of landscape and low-lying topography. Development upon this site would have a significant

Issue	Assessment	Comments
		adverse impact upon the landscape character. It would be an encroachment in the countryside, permanent and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be significant and unacceptable.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within a Wildlife Site</p> <p>All planning applications will require consultation with Natural England. The northern boundary of the site is adjacent to the Wilbraham Fens SSSI, cited as an area of fen and neutral grassland with associated scrub and open water communities. The eastern boundary of the site is less than 200m from Great Wilbraham Common SSSI, cited for its rare grassland communities. The southeast corner of the site is less than 150m from Fulbourn Fen SSSI, cited for its rare grassland communities and rare fen woodland. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. The northern boundary is also adjacent to the Little Wilbraham River County Wildlife site, cited for its aquatic and marginal habitats and plant species. The site is bounded on the east, west, and north by waterbodies, which will require further assessment and probable mitigation. There are areas of woodland which have been highlighted by Natural England and are registered on the National Forest Inventory in 2014, and a large pond within the boundary which will likely hold ecological interest. These habitats may be identified as priority habitats and will require further assessment and likely mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, scrub areas, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Due to the size and use of the proposed site, it is unlikely there will be support from 3rd party consultees such as Natural England/Wildlife Trust/Cambridge Past Present and Future due to the proximity to statutory and non-statutory protected areas. Mitigation is possible but will be complex and housing densities will likely need to be adjusted to provide enough space for mitigation and provision of biodiversity net gain; therefore, until details of how the ecological and biodiversity issues are to be dealt with are available and agreed in principle this site should be assessed as Red, if details of ecological mitigation are acceptable then it should be assessed as Amber.</p>

Issue	Assessment	Comments
		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-----
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	Relief here would probably prevent visual impact on northward views from Fubourn Conservation Area, but careful consideration of existing trees and hedge lines and any future landscaping would be essential to ensure no harmful impact on outward views from Barleyfields, Highfield Gate and Poors Well areas.
Archaeology	Red	Landscape is known for monuments of prehistoric date
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 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	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>

Issue	Assessment	Comments
Transport and Roads	Amber	<p>As this site is located close to Cambridge, the Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. The applicant will have consider the Cambridge Eastern Access proposals and, like the Cambridge Airport site, the site may require a mass public transit scheme to be achieved. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition to this, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</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
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: 87% Grade 2; 3% Grade 3; 10% Grade 4</p> <p>4% lies in an EA Source Protection Zone 2; 53% 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	Green	Within Highways England Zone 5 - A11

		Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU4; FU2; FU6; FU5; LW1; OA3 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**

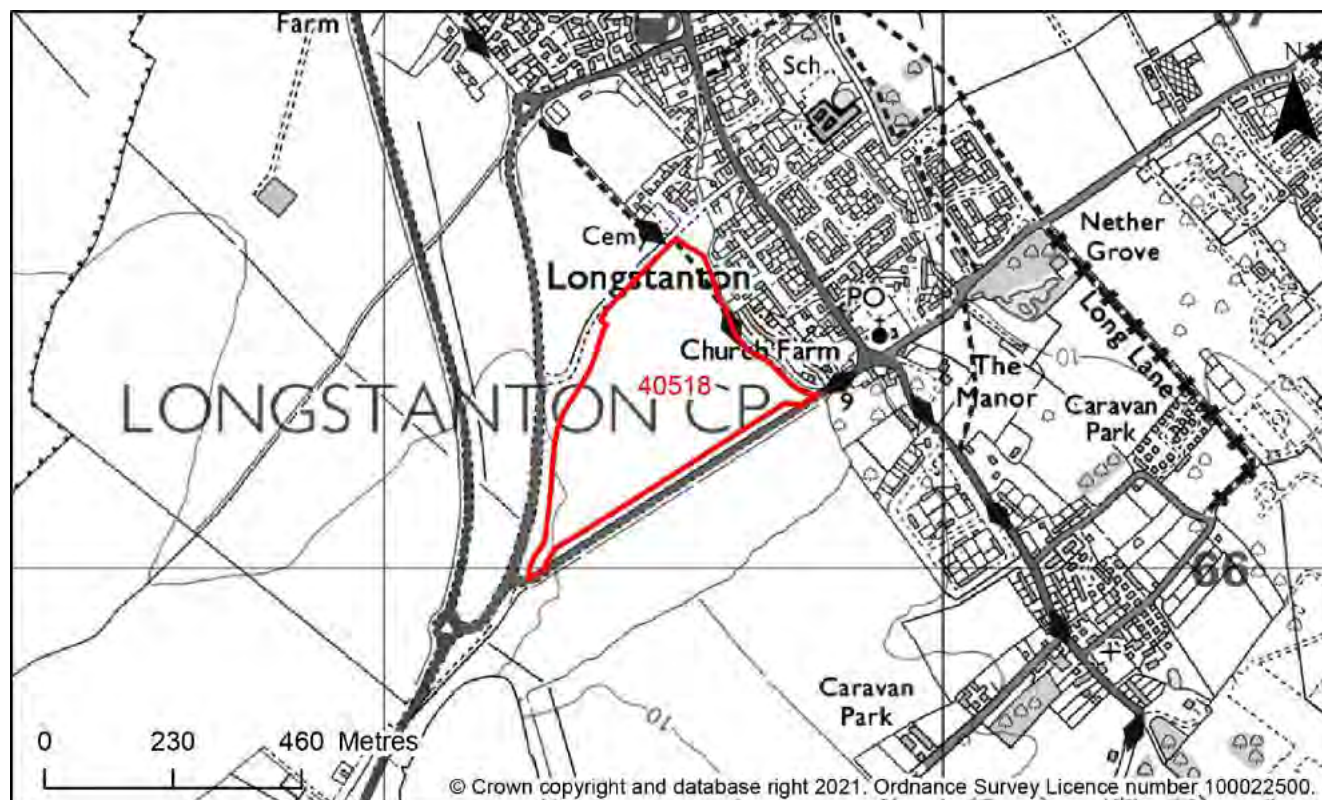
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	2200
Estimated employment space (m <sup>2</sup> )	5000

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of Hattons Road, east of Home Farm Drive, Longstanton, CB24 3BW

**Site Reference: 40518**

**Map 474: Site description - Land south of Hattons Road, east of Home Farm Drive,  
Longstanton**



## Site Details

Criteria	Response
Site area (hectares)	12.23
Parish or Ward	Longstanton 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	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	150

## 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 (45%)</p> <p>Partly in Flood Zone 3 (9%)</p> <p>Surface water flooding: 2% 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>Amber</b>	<p>Lies within 10m of a TPO</p> <p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of the eastern edge of the NCA where the influence of the Fens becomes more apparent.</p> <p>District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character.</p>



Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site lies on the western edge of Longstanton village. Although open and level, views to and from the site are limited, with local views restricted to the eastern part of Hattons road and from The Pathfinder PROW. The area immediately north of School lane has been allocated as employment land to the east and Public Open Space west. A lower density than proposed may be achievable with landscape mitigation. the proposed 150 dwellings may be excessive for the village edge location, resulting in a density of over 30DPH.</p>
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 habitats including hedgerows, watercourses and mature trees may qualify as Habitats of Principal Importance/be of high ecological value. Retention of wooded areas outside of the site would be supported. Water vole have been recorded within Longstanton Brook and at least a 5-10m buffer would be required. Otherwise, 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 Conservation Area</p> <p>The North East corner of site is opposite the boundary of the conservation area, which is also the entrance point to the village. Acceptability of the development is dependent on design and layout.</p>
Archaeology	Amber	Iron Age, Saxon and Medieval archaeology is recorded to the immediate 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: 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: 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>Cumulative impact assessment will be required. The existing access to the site will need to be upgraded to facilitate a development of this size. The traffic is likely to distribute to junction 25 of the A14 where there is an existing accident cluster and existing capacity issues. In order to develop the site, the applicant must promote sustainable travel to local services and the Cambridgeshire Guided Busway by providing high quality 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 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 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.

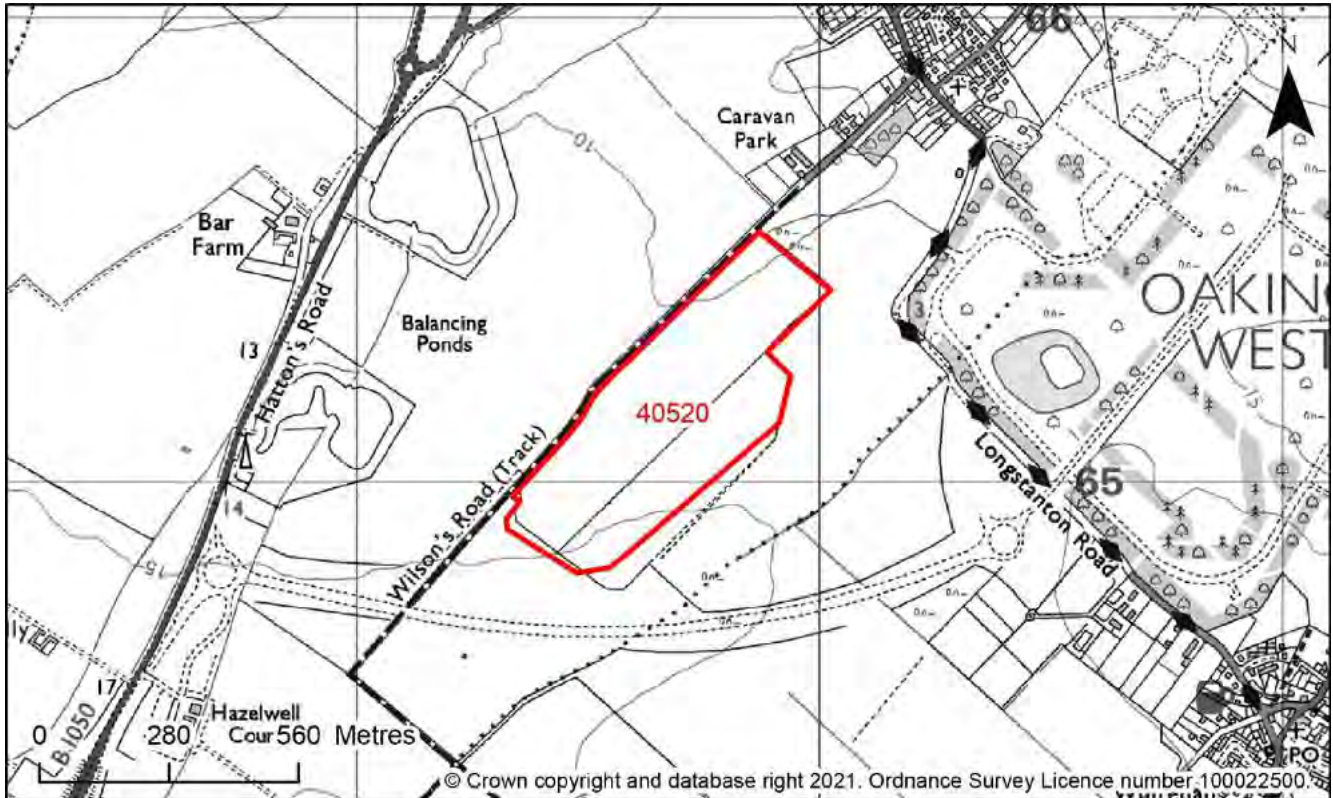
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
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 to the east of Wilson's Lane, Longstanton, CB24 3DA

## Site Reference: 40520

Map 475: Site description - Land to the east of Wilson's Lane, Longstanton



### Site Details

Criteria	Response
Site area (hectares)	22.18
Parish or Ward	Longstanton 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	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	400

## 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>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>10% 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</p> <p>The Site is generally typical of this characteristic, particularly with respect to open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a long agricultural field sited between the two main access roads into Oakington from the A14. Development on this site would have a significant impact on views and be incongruous with the surrounding area. The site is isolated from the existing and proposed development at Longstanton and Northstowe. Development would erode the landscape separating the settlement of Lonstanton from the intrusiveness of the A14.</p>

Issue	Assessment	Comments
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 habitats including Green Lane along Wilson's Track 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. Records of common lizard and bats 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	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 prehistoric and Roman activity with a cropmark enclosure recorded 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: 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>Inadequate 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>Amber</b>	Cumulative impact assessment will be required. The existing access to the site will need to be upgraded to facilitate a development of this size. The traffic is likely to distribute to junction 25 of the A14 where there is an existing accident cluster and existing capacity issues. In order to develop the site, the applicant must promote sustainable travel to local services and the Cambridgeshire Guided Busway by providing high quality infrastructure.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
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>	Reasonably 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: 100% 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?	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.

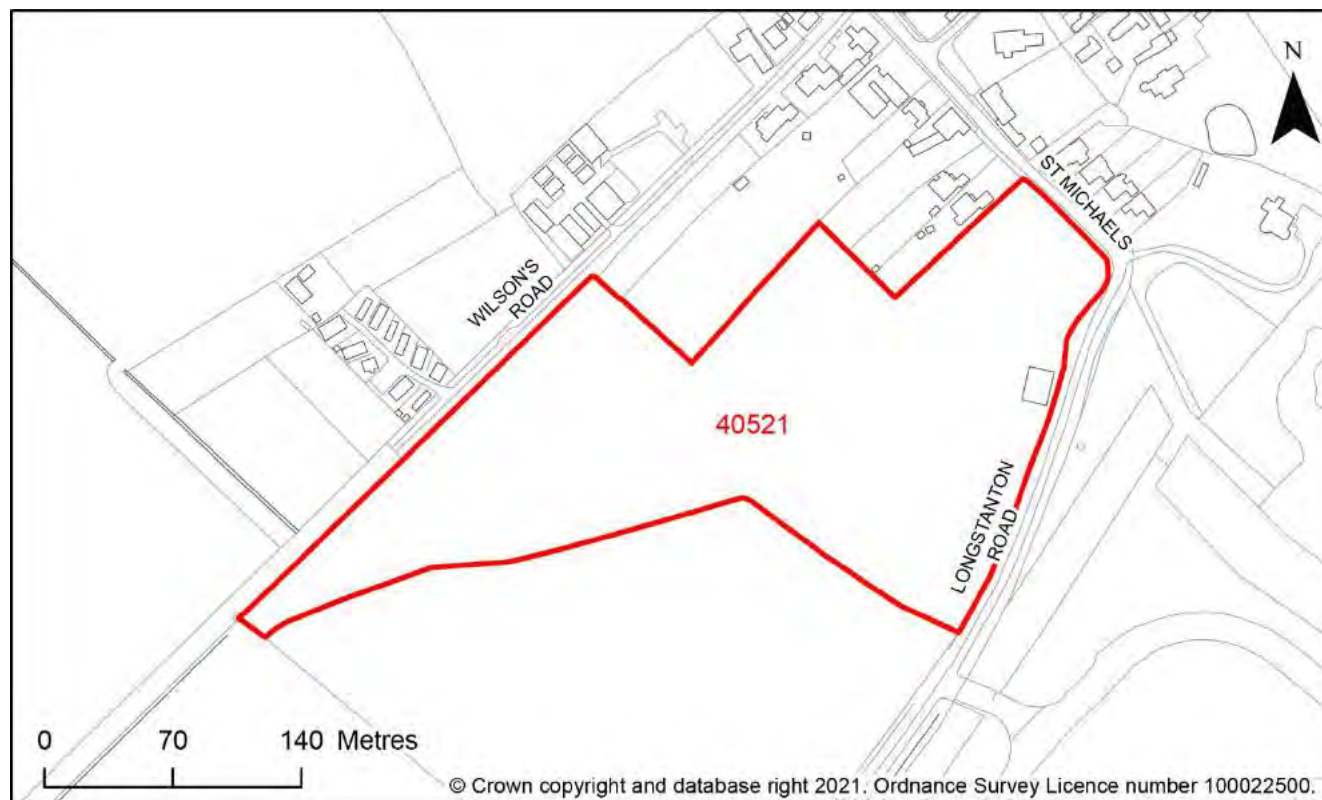
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
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 to the south west of St Michaels, Longstanton, CB24 3BZ

**Site Reference: 40521**

**Map 476: Site description - Land to the south west of St Michaels, Longstanton**



## Site Details

Criteria	Response
Site area (hectares)	5.32
Parish or Ward	Longstanton 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, Older persons housing, Custom or self build housing, Office, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	98
------------------------	----

## 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: 25% lies in a 1 in 30 year event</p> <p>32% lies in a 1 in 100 year event</p> <p>38% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands area 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 not typical, being influenced by the wide landscape and drove to the south, the small-scale village edge landscape to the north, and the proposed housing at Northstowe to the east.</p> <p>District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. 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 - 2A: Longstanton Fen Edge Claylands</p>

Issue	Assessment	Comments
		Development of this site will be difficult without causing unacceptable landscape harm. The area has a small scale and rural character at odds with the proposed development of 98 dwellings. Development of the site would remove both the green buffer between the site and Northstowe, and also the landscape setting of the village to the south. Development would harm the amenity of Wilsons Road, an ancient Drove track now part of an extened PROW network for the area.
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 habitats including adjacent hedgerows, woodland 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. Records of common lizard and bats nearby. 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 a Conservation Area</p> <p>Development of the site could have a detrimental impact on setting of the Conservation Area and listed building but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the southern edge of Longstonton St Michaels to the south of the medieval parish church and west of the site of the Bishop's Palace.
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 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	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 between Longstanton and Willingham; efforts will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe.</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	Ex military land. Potential for 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	18
Estimated dwelling units	98
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 east of Woodside, Longstanton, CB24 3BU

Site Reference: 47792

Map 477: Site description - Land north east of Woodside, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	0.46
Parish or Ward	Longstanton 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	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	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 100 year event  5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  Primarily outside a PVAA  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is outside and abutting the settlement framework. It is rural location and a wooded block. Wide and local views are limited due to low lying nature of topography and intervening mature woodland blocks and hedgerows. Development upon this site would have a significant impact upon the settlement character. It would encroach into the countryside remove the existing woodland upon the edge of the village and be a permanent urbanisation of the rural landscape. A reduced scheme may be acceptable subject to landscape mitigation.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Trees/orchard/woodland may qualify as

Issue	Assessment	Comments
		<p>Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained in the first instance. 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 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>The site was added to the Conservation Area in 2005 due to the value of the belt of trees and hedges to its character and appearance. Development of the site would require felling of the trees, eroding the green rural buffer of the village Conservation Area and exposing the modern housing adjacent, with adverse impacts on character and appearance. Such impacts could not be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in the historic core of the village adjacent to an area of earthworks relating to the medieval settlement.</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 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 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 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. 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>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 3
Strategic Highways Impact	<b>Amber</b>	<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:

### **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**

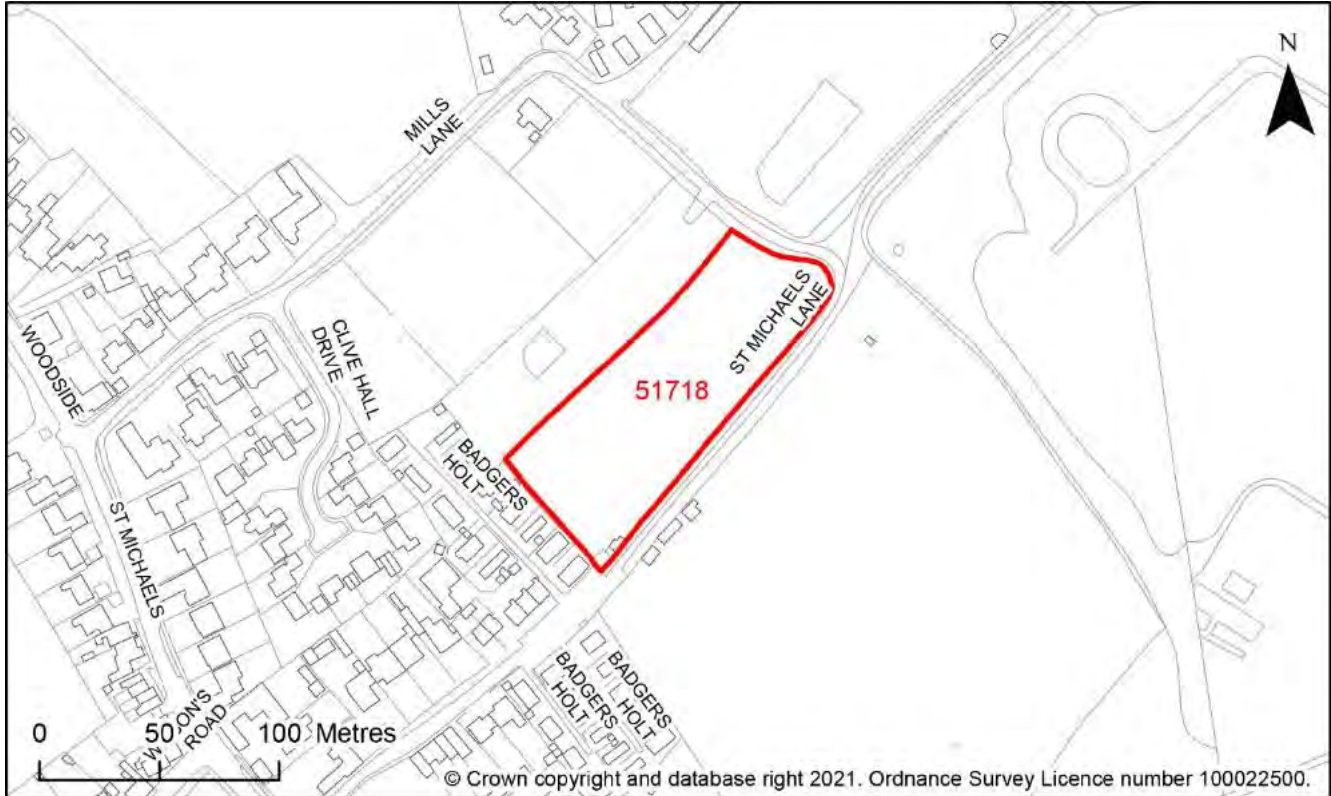
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

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

# St Michaels Lane, Longstanton, CB24 3OD

Site Reference: 51718

Map 478: Site description - St Michaels Lane, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Longstanton 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, Paddock/scrub
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	10-12

## 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	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% 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 settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  A small site outside and abutting the settlement framework of Longstanton. Wide views are negligible due to low lying nature of landscape and intervening vegetation. Local views are limited due to gaps within the boundary hedgerow and amenity views are high due to lack of vegetation upon its south western boundary. Development upon this site would have significant adverse impact upon the local landscape character and amenity views. It would encroach into the landscape and amalgamate the village of Longstanton with the adjacent new Northstowe development eroding the nature open buffer space between two settlements.
Biodiversity and Geodiversity	Amber	Discharge of more than 20m <sup>3</sup> /day would require consultation with Natural England (unlikely due to scale and location of site). Boundary hedgerows 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.

Issue	Assessment	Comments
		<p>Buildings may support roosting bats (if present). 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	Red	<p>Within a Conservation Area</p> <p>This site sits within the Longstanton St Michael's conservation area. These fields were included in the Conservation Area as they are important to the landscape setting of the village and development here would be harmful to this rural character. This harm cannot be reasonably mitigated.</p>
Archaeology	Red	Site is an area of well preserved earthworks of medieval ridge and furrow
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 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	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	Green	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 residential development is likely to be economically viable at an appropriate density.

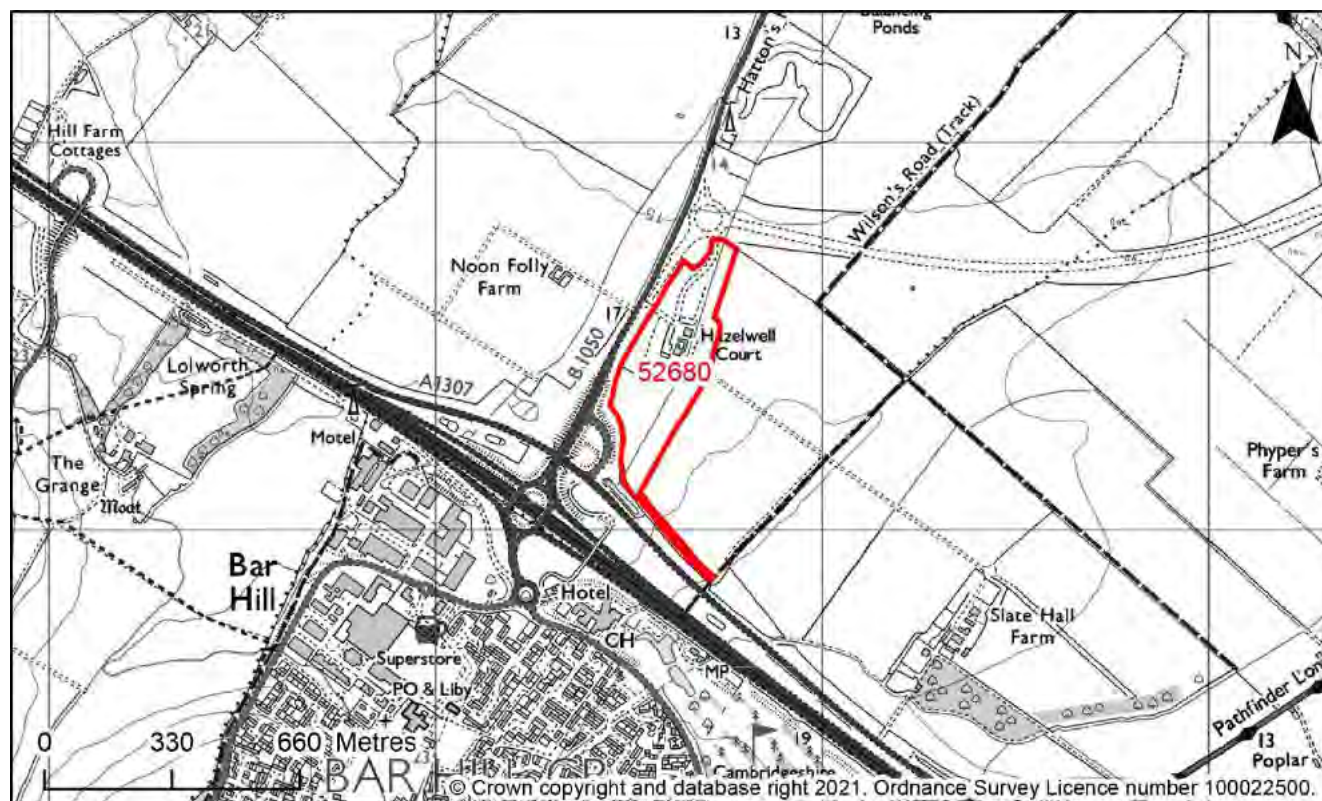
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	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 Hazlewell Farm, Lolworth, CB23 8DS

Site Reference: 52680

Map 479: Site description - Land at Hazlewell Farm, Lolworth



## Site Details

Criteria	Response
Site area (hectares)	10.29
Parish or Ward	Longstanton 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	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m²)</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 Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (38%)  Surface water flooding: 4% lies in a 1 in 30 year event  7% lies in a 1 in 100 year event  30% 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 characteristic, particularly with respect to low lying and open landscape  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Employment development upon this site would have a limited impact to the landscape subject to landscape mitigation measures and accord with Buckingham Business Park landscape principles. Typical landscape measures would include the following: a significant

Issue	Assessment	Comments
		landscape buffer of approx.. 15m wide to be provided around the site to reduce the visual harm, building scale and mass to reflect existing local commercial build and existing linear drainage ditches to be protected and retained.
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, 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 will 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 no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Excavations undertaken in advance of A14 upgrade construction recorded a site of Iron Age date, elements of which may extend into the proposal 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: 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: Greater than 800m and Less than or Equal to 1,600m  Adequate 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.  No possibility of creating a safe access.
Transport and Roads	<b>Amber</b>	This site is not located on a sustainable transport corridor. There is a very low chance that people will use sustainable modes to access the site. In order for the site to be policy compliant, the applicant must consider how people can travel to the site in sustainable modes. This site risks becoming car dominated which would not be acceptable. The development must also consider the accumulative impact of any local committed developments/allocated sites at local junctions.  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>	Partially within AQMA.
Contamination and Ground Stability	<b>Green</b>	Non-residential use proposed.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 11% Grade 2; 89% 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 employment 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)
---

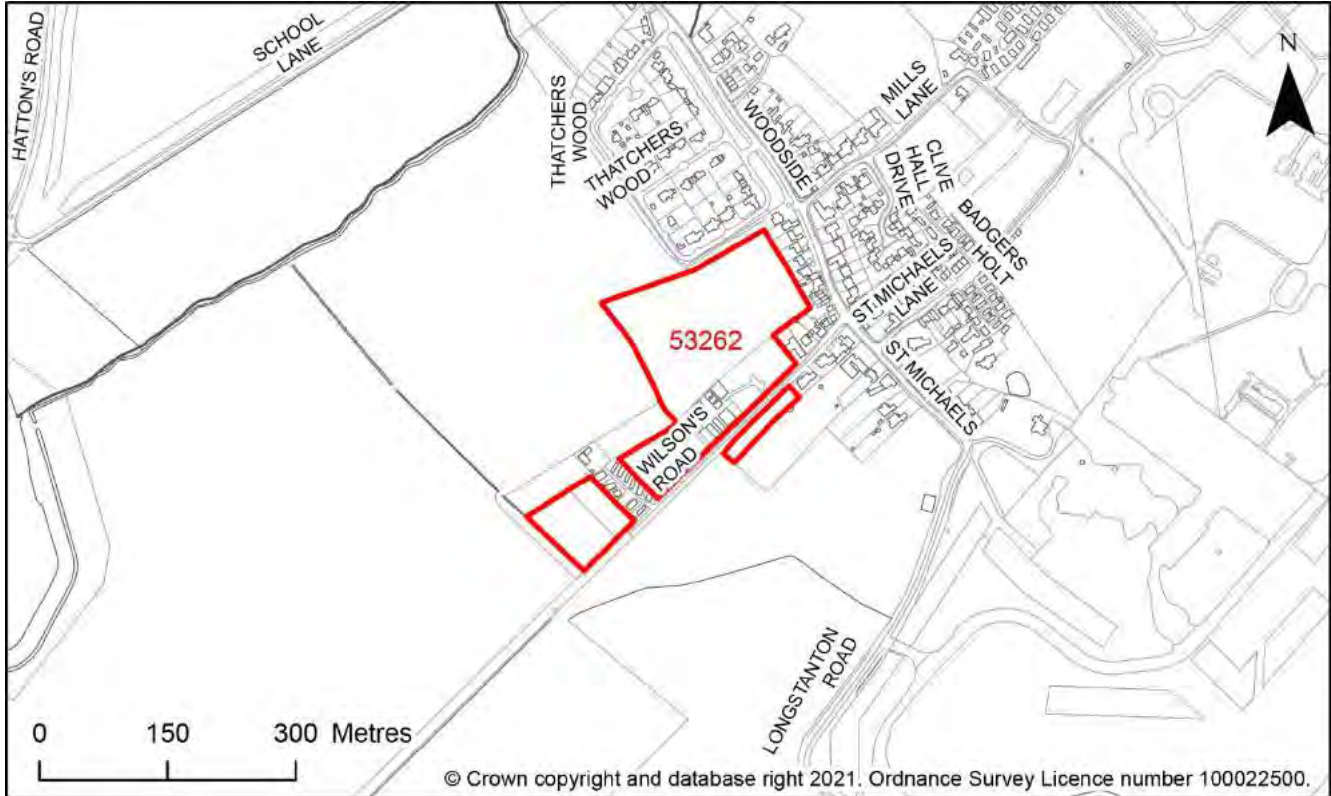
0-5 Years
-----------



# Land North of Wilson's Road, Longstanton, CB24 3DB

Site Reference: 53262

Map 480: Site description - Land North of Wilson's Road, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	4.64
Parish or Ward	Longstanton 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, 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	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>22% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge</p> <p>The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Any development of this site must respect the rural landscape character, Wilsons Road PROW and the approaches to Longstanton from the south-west. The site as a whole is approximately 4.7Ha with potential for c.120-140 dwellings but this would represent overdevelopment in this location, and it would harm the local landscape character and the existing setting and village character of Longstanton.</p> <p>Development should be confined to Area B. Development of area A will remove frontage hedgerow to Wilsons Road and extend development west into the countryside beyond the caravan site. Development of Area C will remove long stretches of mature hedgerow and extend a suburban character along Wilsons Road to accommodate a tiny number of dwellings.</p>

Issue	Assessment	Comments
		Development of area B should be confined by the existing development lines of Thatcher's Wood to the north and the caravan site to the south west.
Biodiversity and Geodiversity	Green	<p>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 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 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>
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	Cropmarks of probable late prehistoric and Roman sites known in the vicinity. Medieval features within 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 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 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 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>No connection to adopted public highway</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located between Longstanton and Willingham and effort will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe.</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>	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely.

### 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 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	22

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

# Clive Hall Drive, Longstanton, CB24 3DT

Site Reference: 56210

Map 481: Site description - Clive Hall Drive, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	0.33
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Previously Developed Land
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, 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	Primarily 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 Fen Edge  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Development of this site could perhaps be seen to have a fairly limited impact upon the existing settlement character on its own, but any development would erode the separation between Longstanton and Northstowe to the north east. The site is part of a small-scale, ancient landscape at the edge of the village with a distinctive rural landscape character. It is an important, established landscape which would be damaged by development. Any landscape harm would be difficult to mitigate by a new landscape scheme - even limited development on the site will result in extensive damage to the fabric and current mature screening of the site - entrances and exits, highways requirements etc. The site is not suitable for development in landscape terms
Biodiversity and Geodiversity	Green	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently grassland which, depending on condition, may be a priority habitat. Site has



Issue	Assessment	Comments
		<p>potential to support scarce farmland birds and the boundary hedgerows may be classed as an important hedgerow under the Hedgerow Regulations.</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>The site is within an area added to the conservation area in 2005 because of its importance to the character of village. It is adjacent to the listed village pump. Development would erode the character of the conservation area and the impact could not be reasonably mitigated.</p>
Archaeology	Amber	Evaluation has identified significant archaeology of medieval date 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 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>

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 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	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, Appeal dismissed (S/2482/16/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 residential development is likely to be economically viable at an appropriate density.

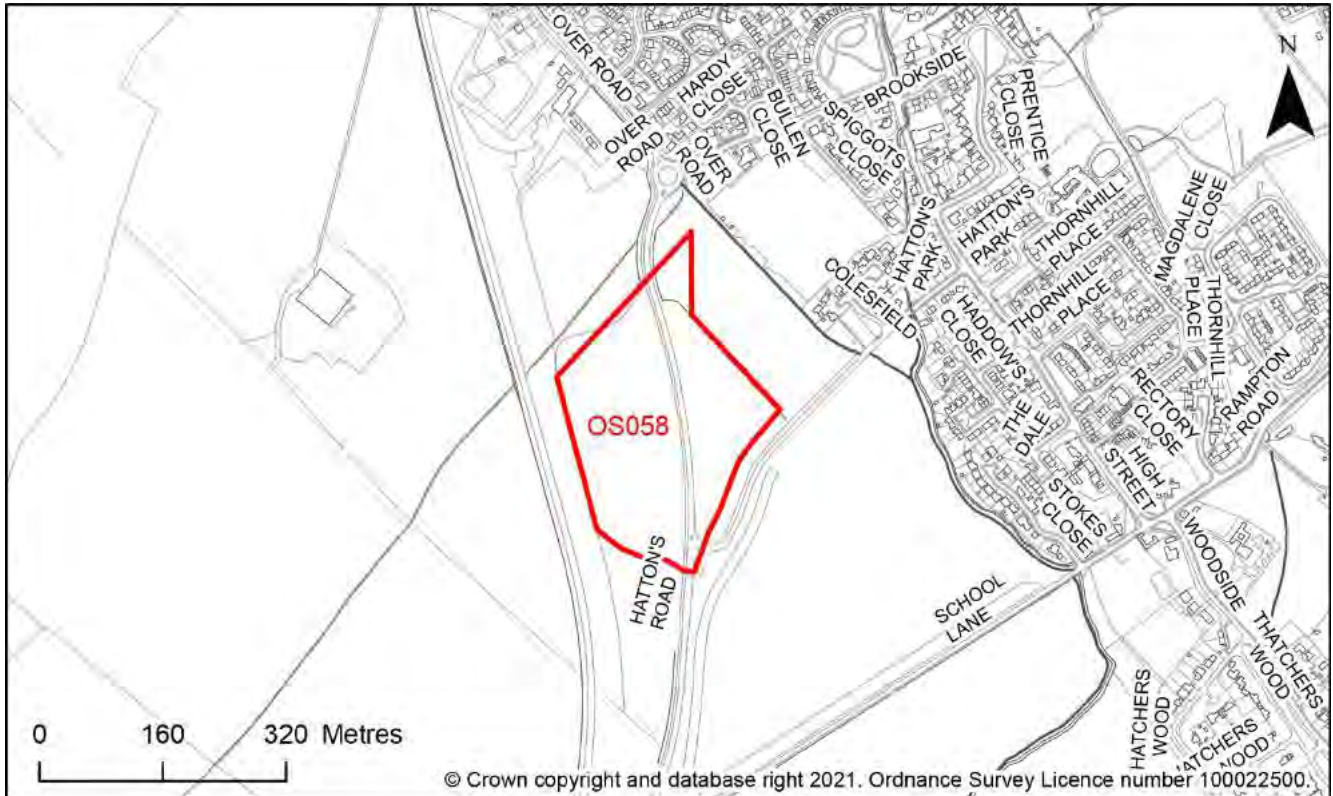
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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

# Longstanton: N of Hattons Road (Policy E/4(1)), CB24 3BW

Site Reference: OS058

Map 482: Site description - Longstanton: N of Hattons Road (Policy E/4(1))



## Site Details

Criteria	Response
Site area (hectares)	6.75
Parish or Ward	Longstanton 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	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	Red
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Wholly within Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within or Partially within an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>16% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of the eastern edge of the NCA where the influence of the Fens becomes more apparent.</p> <p>District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. 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 - 2A: Longstanton Fen Edge Claylands</p> <p>Development of the allocation in the 2018 local plan,</p>

Issue	Assessment	Comments
		which includes land adjoining the longstanton Bypass, would have a significant impact on the landscape.
Biodiversity and Geodiversity	Amber	<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 sites 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 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	Known archaeology of Iron Age and Medieval date 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 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>

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>May require localised highway improvements particularly onto the B1050 with walking and cycling links into Longstanton and south to the P&amp;R.</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
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	-	Given the relative isolation and length of inactivity consideration should be given to removing the allocation



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?	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**

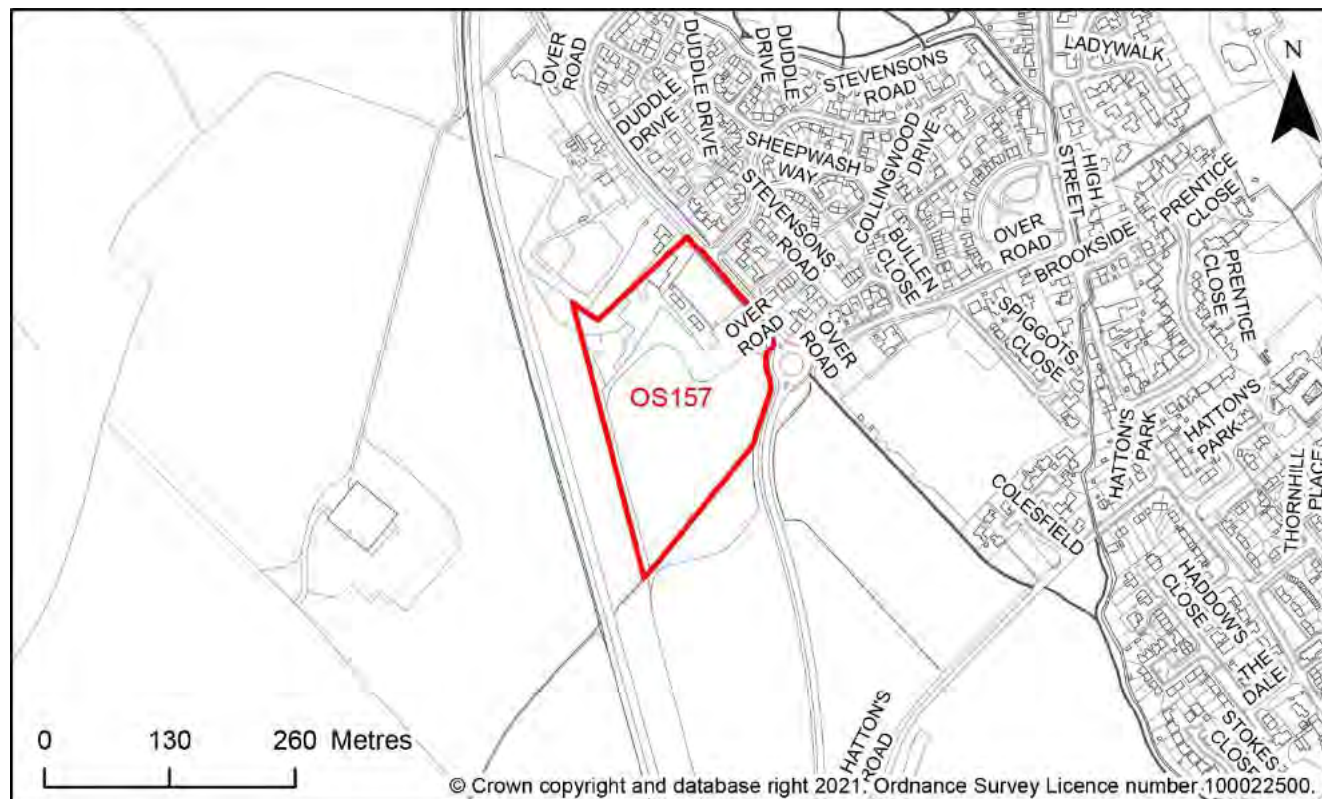
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	34000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land West of Over Road, Longstanton, CB24 3DW

Site Reference: OS157

Map 483: Site description - Land West of Over Road, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	4.10
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield and 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	Agricultural land/building, 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
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (10%)</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>45% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of the eastern edge of the NCA where the influence of the Fens becomes more apparent.</p> <p>District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. 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 - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a partly developed parcel with some housing in the northwest extent while the remainder is an agricultural field. Existing mature trees adjacent to the houses should be retained. The edges to the south and east are open, but a considerable buffer has been retained against the new bypass and access roads.</p>

Issue	Assessment	Comments
		The landscape in this area is wide and open. Context and settlement pattern will be important in ensuring that any development fits into the edge of the settlement. Also critical to the success of new village edge development is the implementation of the B1050 buffer landscaping.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any agricultural/industrial development that could cause air pollution, any general combustion processes above 20MW input, or 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	<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	Saxon and medieval settlement is recorded to the north east and is likely 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 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 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>May require new junction onto the B1050 with localised highway improvements and walking, cycling links into Longstanton and south to the P&amp;R.</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	Agricultural and brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>Overhead telephone cables cross the site</p> <p>Watercourse crosses the site</p>

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 = 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	20

Estimated dwelling units	82
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



# East of bypass, Longstanton, CB24 3BW

## Site Reference: OS219

Map 484: Site description - East of bypass, Longstanton



### Site Details

Criteria	Response
Site area (hectares)	5.75
Parish or Ward	Longstanton 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	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Public open space, Community facilities
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	<p>Primarily within Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within or Partially within an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (25%)</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	Amber	<p>Landscape Character Designations and Assessment</p> <p>The site is primarily Urban Conurbation in nature but falls mostly in the NCA88 Beds and Cambs Claylands but is influenced by the adjacency of the NCA46 Fens character area.</p> <p>District Character Area:</p> <p>The District Character area is identified as Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Overall, the use of the site for uses such as recreation will have negligible landscape impacts, particularly if landscape buffering is undertaken at the edges of the site. Additionally, this could potentially assist with wind control within the site.</p>



Issue	Assessment	Comments
		If residential were to be considered along side, it would have to be sympathetic to the Village character, layout and mitigation opportunities.
Biodiversity and Geodiversity	Amber	<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 sites is designated as local wildlife site, although currently in poor conditon following site clearance. Red assessment given due to potetnail loss of designated site, although it is acknowledged that the Local plan policy 15 seeks to mitigate this loss which has then potantil to warrent 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 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	Known archaeology of Iron Age and Medieval date in the area
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 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: 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>May require localised highway improvements particularly onto the B1050 with walking and cycling links into Longstanton and south to the P&amp;R.</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 But is in proximity to Northstowe major development
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 3</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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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?	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.

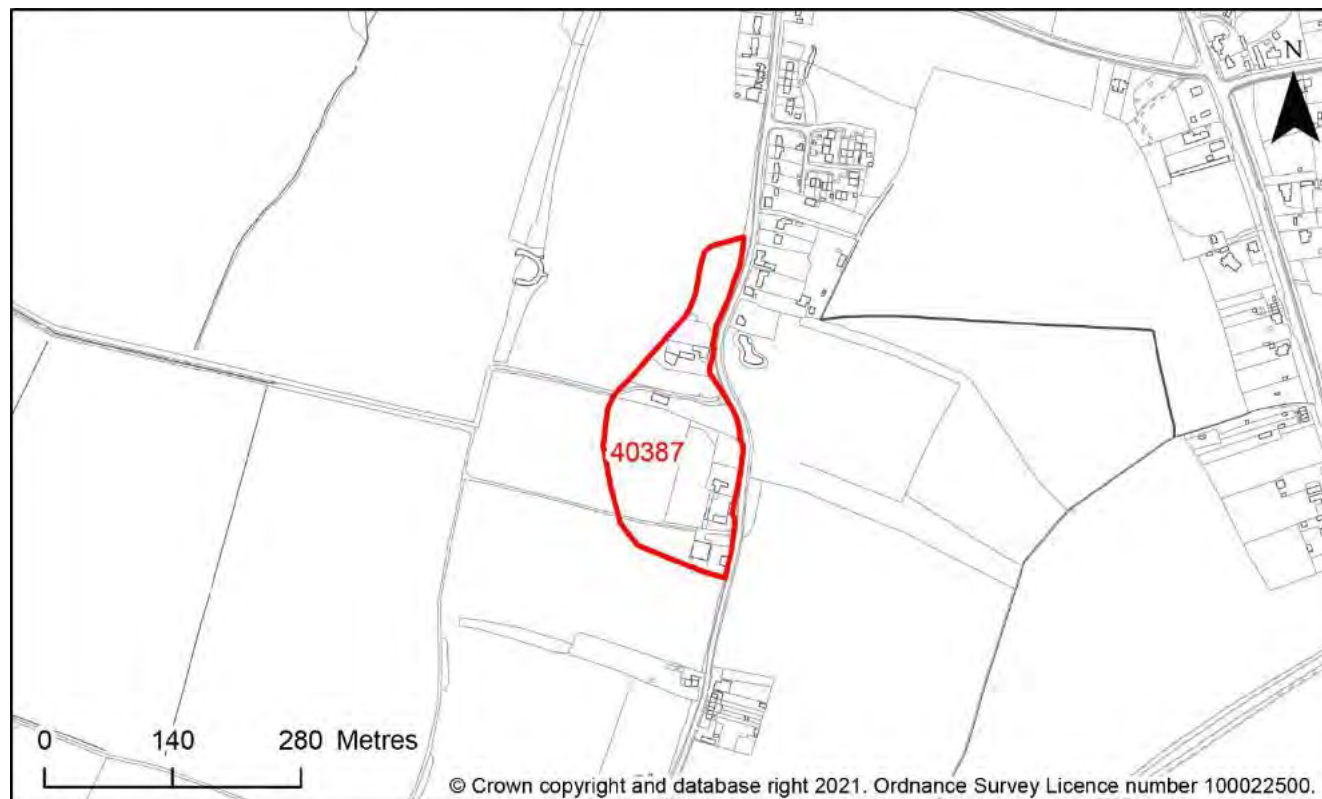
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
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 and buildings off High Street, Longstowe, CB23 2UN

Site Reference: 40387

Map 485: Site description - Land and buildings off High Street, Longstowe



## Site Details

Criteria	Response
Site area (hectares)	3.34
Parish or Ward	Longstowe 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, Residential
Proposed development	Mixed Use, Market and affordable housing, Older persons housing, Office
Proposed employment floorspace (m <sup>2</sup> )	464
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
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>7% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Area: Western Claylands:</p> <p>The site is typical of this character area though partly built up with individual farmsteads.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands</p> <p>The site lies to the south of Longstowe village outside the Development Framework Boundary. Views to the west are cut short by the presence of a low ridge beyond the extents of the site area. To the east, views are long and open where not cut short by intervening vegetation, owing to the flatness of the land.</p> <p>Redevelopment of this site to provide office and housing maybe appropriate in landscape terms, subject to landscape mitigation measures.</p>
Biodiversity and Geodiversity	Amber	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. In addition any agricultural/industrial

Issue	Assessment	Comments
		<p>development that could cause air pollution will also require consultation with Natural England. There are GCN records on site and therefore assessment and mitigation is highly likely. There are no apparent priority habitats within 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	Amber	<p>Listed Asset on-site</p> <p>Any development of the site would need to take into consideration the listed buildings on the site and their setting, and how they might fit into the character of the farm buildings. The impacts of development could be reasonably mitigated.</p>
Archaeology	Amber	Site of a post medieval farm with post medieval features recorded to 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> <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  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	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: 58% Grade 2; 42% 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
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**

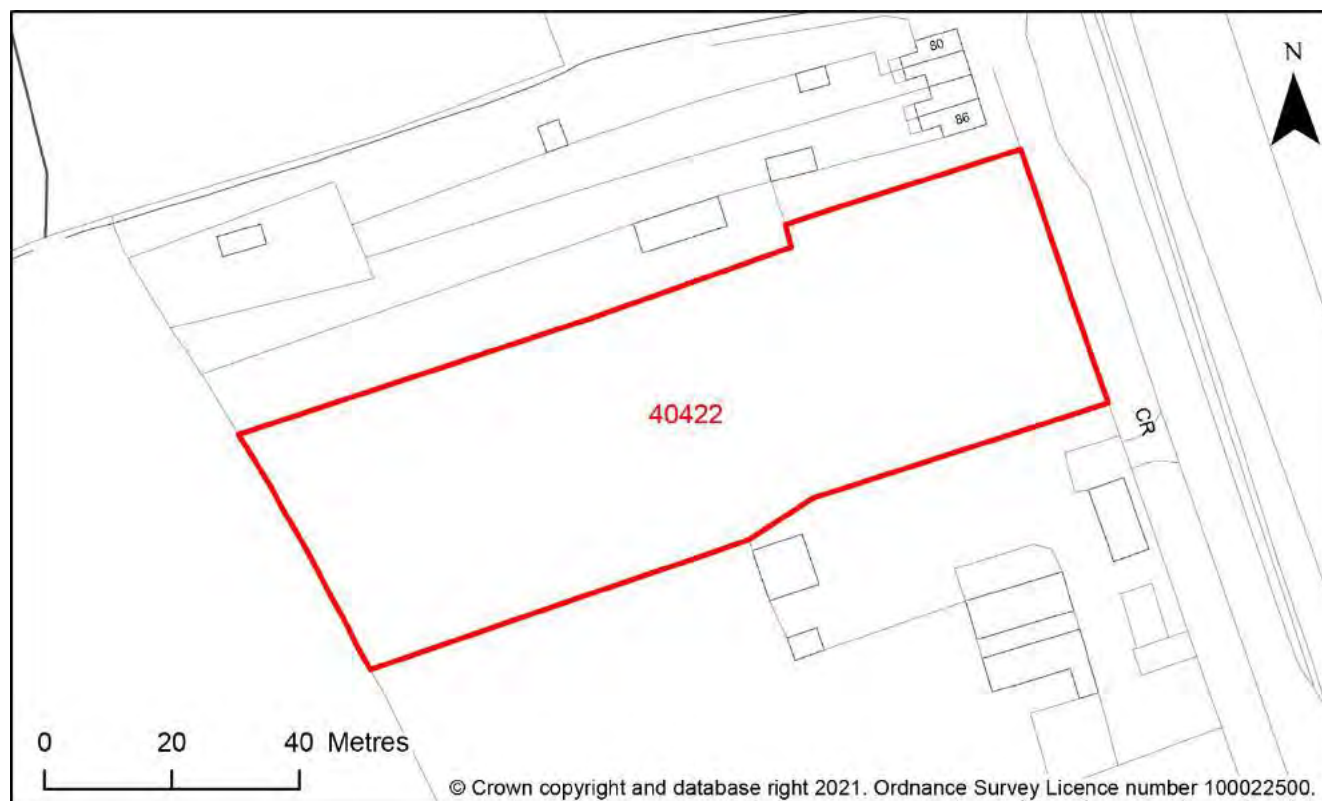
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	464
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at 92 Old North Road, Longstowe, CB23 2UB

Site Reference: 40422

Map 486: Site description - Land at 92 Old North Road, Longstowe



## Site Details

Criteria	Response
Site area (hectares)	0.52
Parish or Ward	Longstowe 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
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	5-9
------------------------	-----

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	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  7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area: Western Claylands:  The site is typical of this character area  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  The site is in an area is not part of any specific village but a collection of houses and business sites conglomerated along the Road. Landscape impacts would be low but ample space for buffering from the wider countryside and adjacent neighbours must be accommodated. There are no inset developments with multiple houses served off an access road which turns off of the Old North Road and this precedent must be taken into consideration.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site  All residential developments will require an assessment of recreational impacts on nearby SSSIs. Consultation

Issue	Assessment	Comments
		<p>with Natural England will be required for all developments outside of existing settlement boundaries. Eversden and Wimpole Woods Special Area of Conservation is 3.3km away; habitats for barbastelle bats will need to be considered and protected within any scheme. Habitats of Principal Importance/of high ecological value may be present within the site including mature trees, hedgerows and potentially grassland quality. Pond within 30m may support great crested newt (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	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 likely to survive in this 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> <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	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  Electric overhead lines cross 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	-	Parcel ID:

Harm of Green Belt Release		
----------------------------	--	--

### **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.

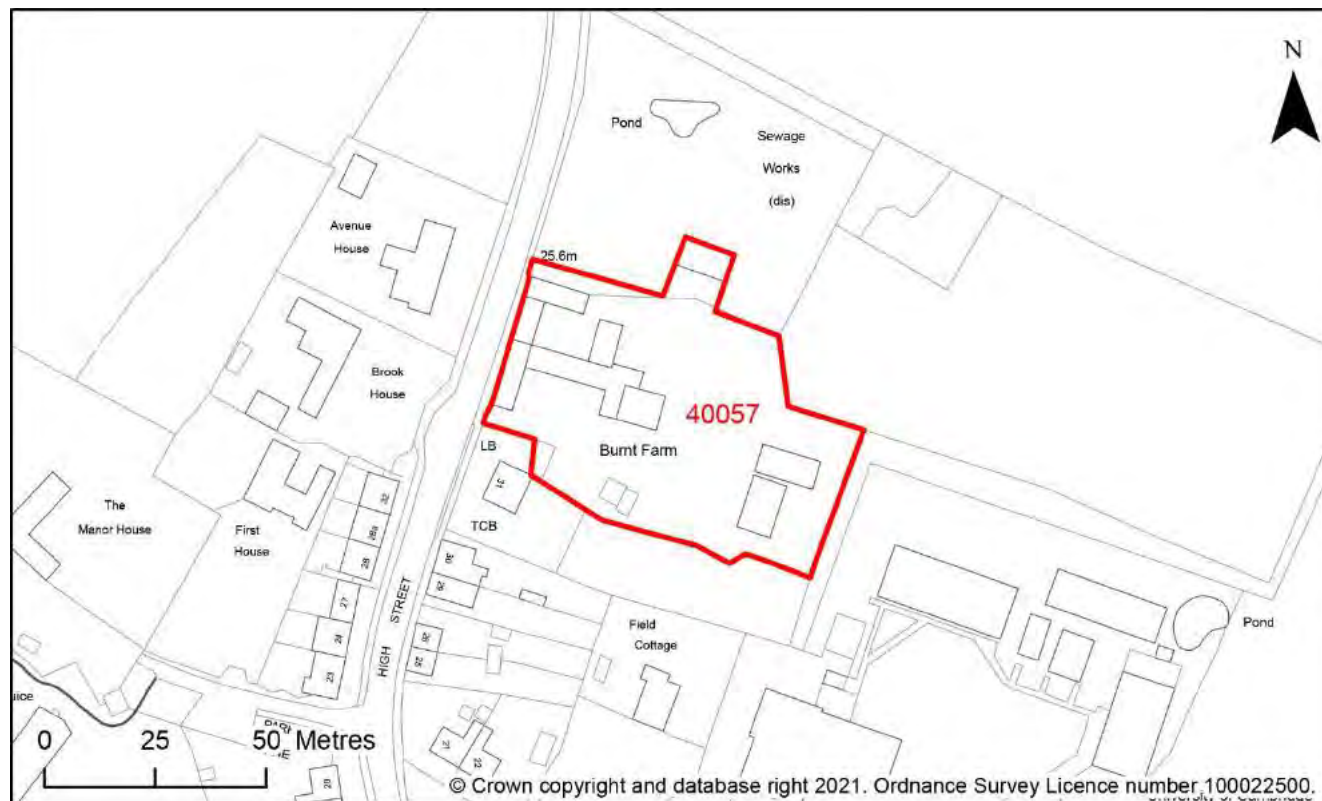
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	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 Burnt Farm, High Street, Madingley, CB23 8AB

Site Reference: 40057

Map 487: Site description - Land at Burnt Farm, High Street, Madingley



## Site Details

Criteria	Response
Site area (hectares)	0.38
Parish or Ward	Madingley 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10-12

## 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 (1%)
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	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands, site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands  With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: new boundary planting to be encouraged to reflect the existing settlement edge, layout to be a rural approach and reflect the existing settlement characteristics.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are ponds in the vacuity that have records of great crested newts. 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



Issue	Assessment	Comments
		<p>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 Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on adjacent listed buildings and the conservation area. Sensitive conversion of existing farm dwellings and a small development of an appropriate scale and design might be possible.</p>
Archaeology	Amber	Located in historic village core on site of a post medieval farm
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 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 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 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 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: MA2  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.

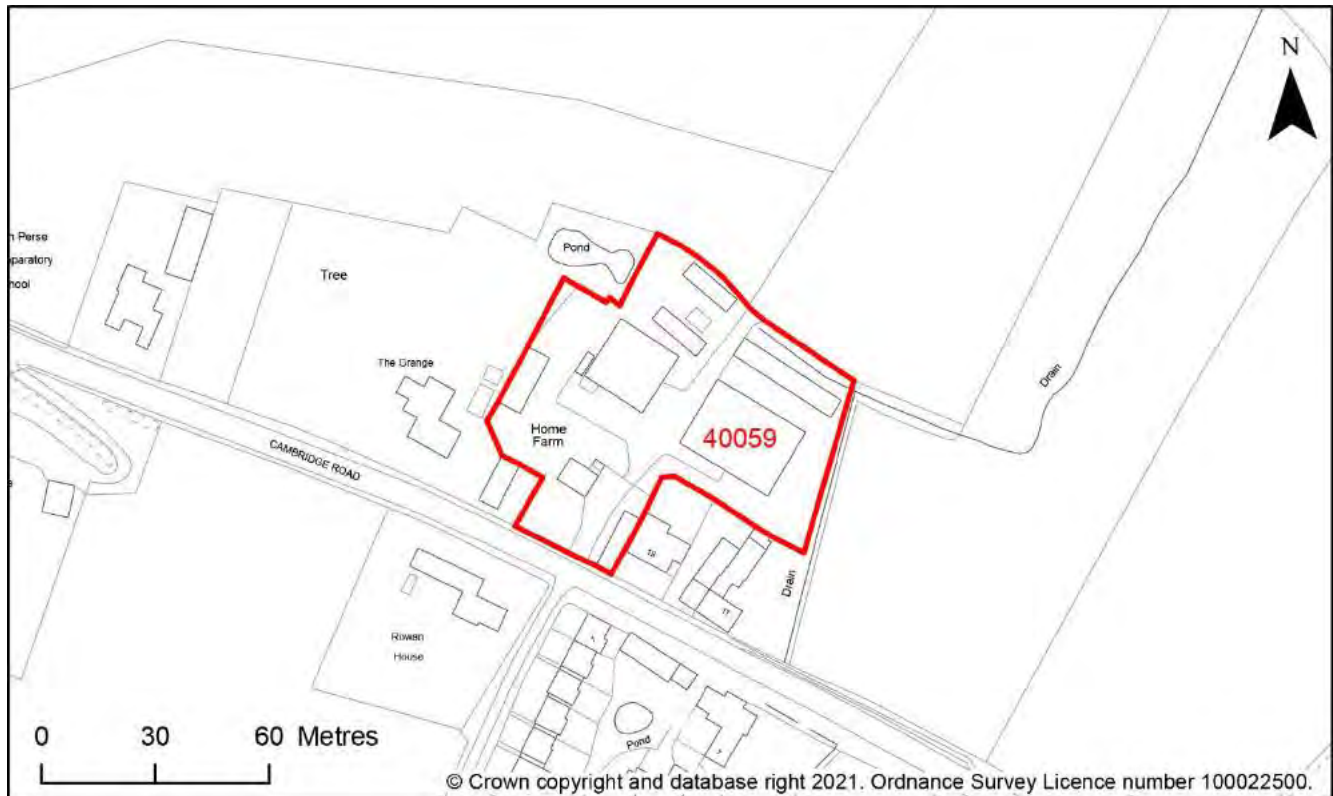
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	31
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 Home Farm, Cambridge Road, Madingley, CB23 8AH

**Site Reference: 40059**

**Map 488: Site description - Land at Home Farm, Cambridge Road, Madingley**



## Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Madingley CP
Greenfield or previously developed land	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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	Primarily outside Development Framework Partially within the Cambridge Greenbelt (1%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 30 year event  12% lies in a 1 in 100 year event  21% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. As defined within the Character Areas the area 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.  At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Areas settlements are mostly small, scattered villages often with 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.  Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded

Issue	Assessment	Comments
		<p>Claylands</p> <p>The is an infill site within the settlement of Madingley. At present it is a collection of both residential and large / small agricultural buildings. Development of the site would have a detrimental impact on sensitive landscapes which could be mitigated.</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	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 a Conservation Area</p> <p>Suitability depends on siting and scale. Adjacent to Historic Park and Garden at Madingley Hall. Need to assess impact on this and consider low level barns on site which may be non-designated heritage assets. 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 on site of a post medieval farm
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>

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 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	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: 6% Grade 2; 94% Grade 3
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: MA3 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	16
Estimated dwelling units	8
Estimated employment space (m <sup>2</sup> )	-

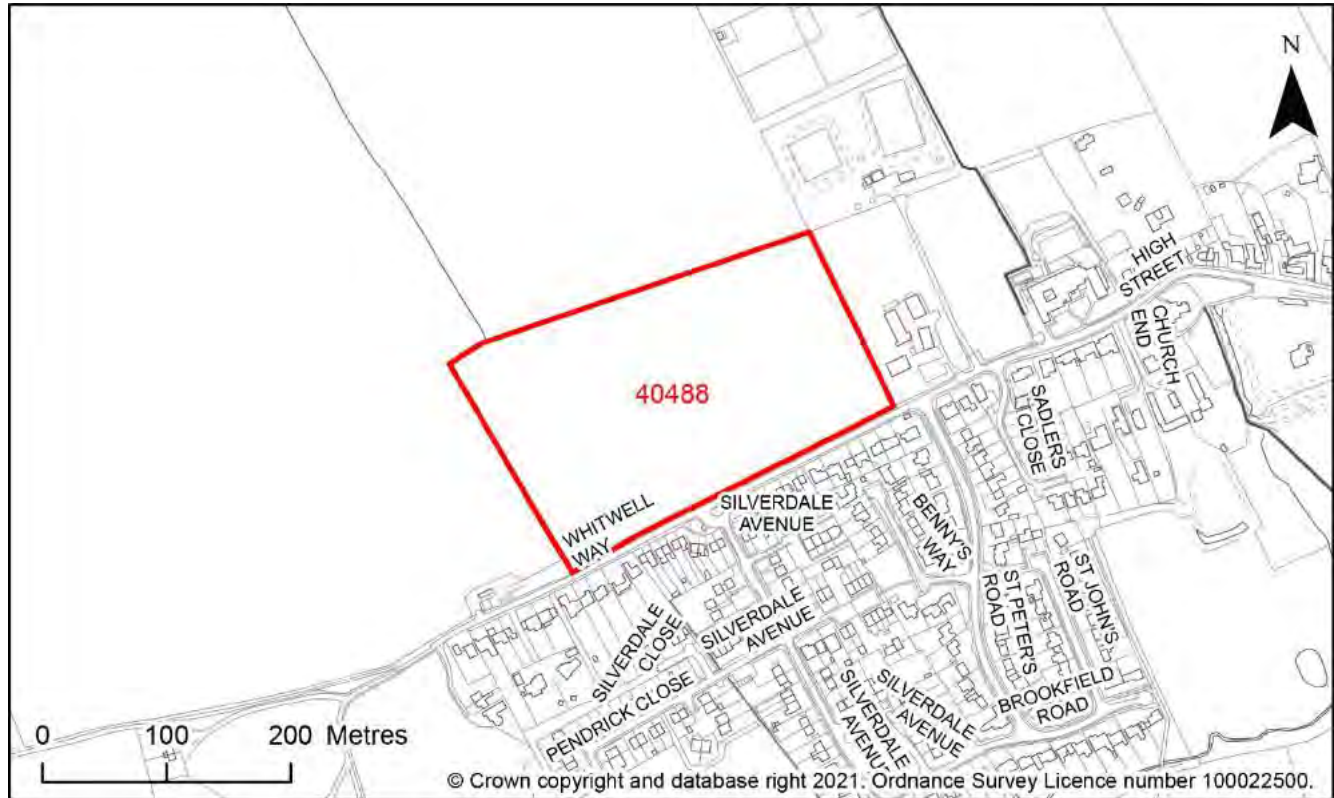
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Whitwell Way, Coton, CB23 7PW

Site Reference: 40488

Map 489: Site description - Land north of Whitwell Way, Coton



## Site Details

Criteria	Response
Site area (hectares)	5.31
Parish or Ward	Madingley CP; 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	50-100

## 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  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 11% 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 medium sized site located to the north of the village of Coton. Wide views are negligible however, local and amenity views are high due to existing topography falling towards existing residential units and poor-quality hedgerow. Development upon the site would have an significant adverse impact upon the settlement and landscape character, views and visual amenity. Development would be permanent and an encroachment into the 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 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

Issue	Assessment	Comments
		to comply with up-coming National legislation and developing local policies.  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	The site forms part of rural setting to Coton Conservation Area and St Peters (Grade I) as seen from local viewpoints. Any development of the site must demonstrably retain these long views intact without encroachment from development.
Archaeology	Amber	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m  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: 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: Less than or Equal to 1,800m  Distance to Cycle Network: Greater than 800m and Less than or Equal to 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

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	Need to consider walking and cycling links into Coton and link to routes into Cambridge, with and potential Passenger Transport infrastructure 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	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: 42% Grade 2; 58% 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: 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.

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	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