

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

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

Covering South Cambridgeshire parishes from Melbourn to Wimpole and cross border sites

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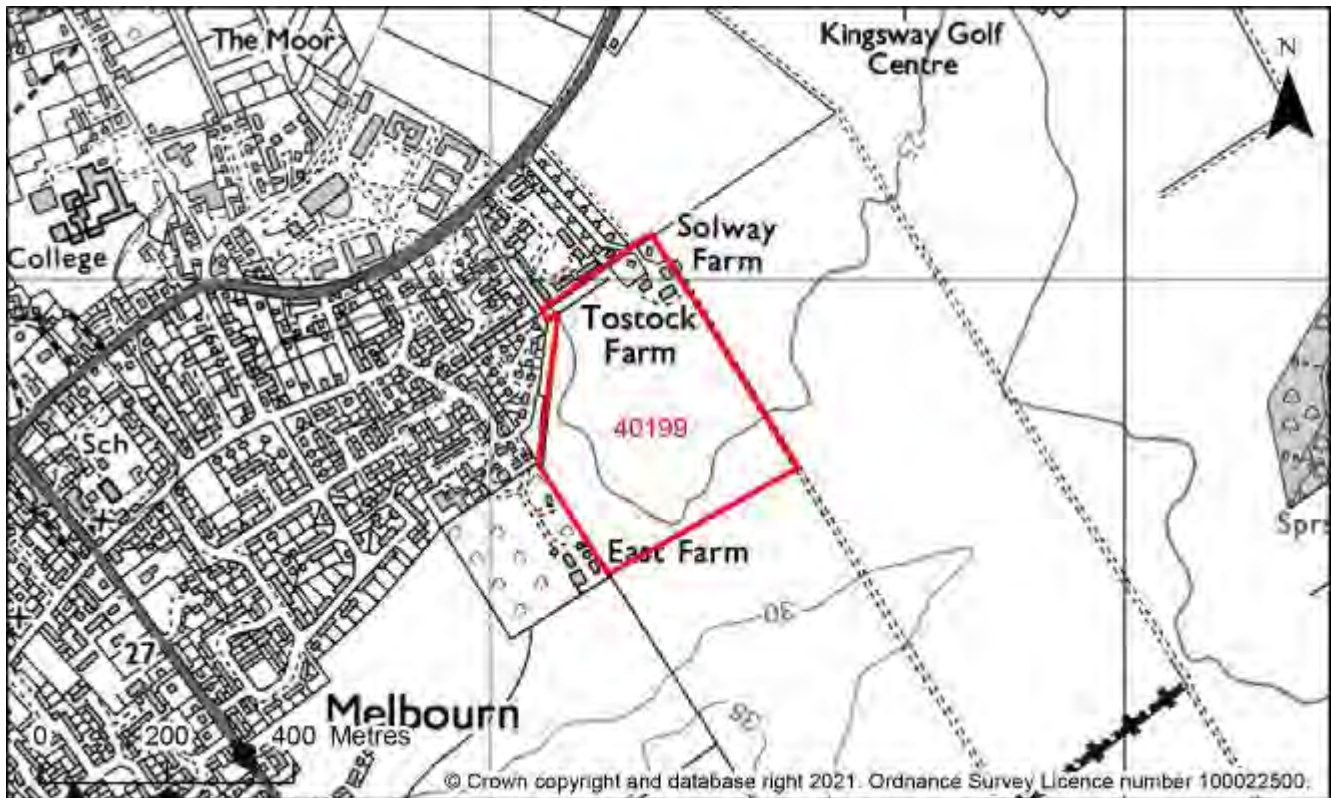
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# Land at Tostock Farm, Cambridge Road, Melbourn, SG8 6NH

**Site Reference: 40199**

**Map 490: Site description - Land at Tostock Farm, Cambridge Road, Melbourn**



## Site Details

Criteria	Response
Site area (hectares)	12.80
Parish or Ward	Melbourn 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, 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>	375

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% 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 itself is not typical of the character, however its immediate surroundings are in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The immediate surroundings consist of residential properties, an orchard, farm buildings and large arable fields. Development may be considered suitable if deemed sensitive to the village edge character. The site is clearly visible from the east and south and is

Issue	Assessment	Comments
		therefore highly sensitive. The sites boasts good existing green infrastructure along the northern and western boundaries, and integration of green infrastructure with development will be integral to the success of this site.
Biodiversity and Geodiversity	Amber	<p>Fowlmere Watercress Beds SSSI 760m east. Residential development or warehousing/industry with a footprint of more than 1000m<sup>2</sup> would require consultation with Natural England. Recreational impacts on nearby SSSIs to be considered. Alternative green space within site likely to be required. Boundary hedgerows/treelines may qualify as Habitats of Principal Importance/priority habitat and/or be of low ecological value. Arable field likely to be of low ecological value. Trees and buildings may have potential to support roosting bats (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 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	Extensive cropmarks are recorded to the east and south of the site, indicating enclosures of probable Iron Age date and Bronze Age funerary monuments. Elements of this landscape have been identified extending 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 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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>Cumulative impact assessments will be required and any identified capacity impacts overcome.</p> <p>Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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>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>Potential for historic contamination, conditions required.</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 92% 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.

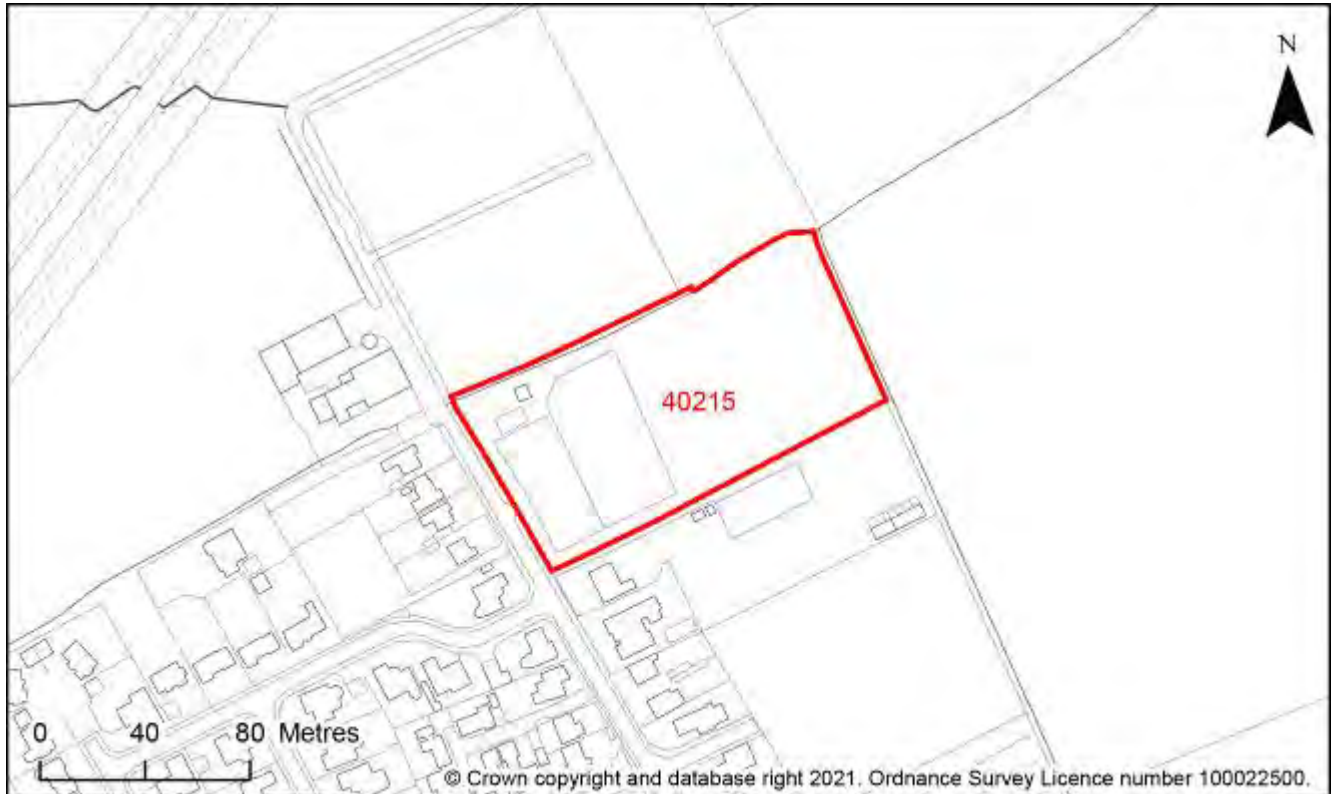
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	375
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

# The Moor, Moor Lane, Melbourn, SG8 6FL

Site Reference: 40215

Map 491: Site description - The Moor, Moor Lane, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Melbourn 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	19

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	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	Green	National Character Area (NCA) 87 East Anglian Chalk.  Local Character: The Chalklands. The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  Development on this site must protect the countryside character. The site is clearly visible from the west as are most properties along The Moor. The sites boast good existing green infrastructure; this should be retained and site boundaries strengthened. Density and pattern of development must reflect the existing village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and residential development above 100 will require consultation with Natural England. There is a ditch adjacent to the southern boundary where there are records of water vole; therefore, survey and mitigation are likely. 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	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology 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 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: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p>

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

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	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	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 off Water Lane, Melbourn, SG8 6EQ

Site Reference: 40274

Map 492: Site description - Land off Water Lane, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	7.49
Parish or Ward	Melbourn 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, Recreation and leisure
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  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	Lies within 10m of a TPO  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The immediate setting consists of a mix of land uses: an industrial park, a track, a cemetery and arable fields. The site is part open and part contained in its rural location. The site is in proximity to a Protected Village Amenity Areas and adjacent development sites should aim to protect the character, amenity, tranquillity or function of the village. Development on this site would essentially form a new village edge whilst encroaching into the countryside. Preservation of the rural

Issue	Assessment	Comments
		countryside character is important. The density and pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows may be Habitats of Principal Importance/priority habitat or 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	<p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	A Saxon cemetery is known in the area. A prehistoric trackway also crosses 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 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: 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 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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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 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>	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	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	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 off New Road, Melbourn, SG8 6DL

Site Reference: 40337

Map 493: Site description - Land off New Road, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	5.90
Parish or Ward	Melbourn 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	Woodland/orchard
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	140

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site comprises an orchard to the south of Melbourn, outside the Development Framework Boundary. The wider landscape setting is largely rural to the east, south and west comprising arable parcels of land with farmsteads set amongst the landscape, north bound is the main village itself. The site is located on higher terrain and is prominent in views from lower areas in the west and views outward from the site are extensive. Residential development would be inappropriate in this location and would not preserve or enhance the existing rural countryside character of the area. Even with a reduction in residential units with landscape mitigation works the harm would still be</p>

Issue	Assessment	Comments
		adverse and unacceptable
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. Aerial photography from August 2018 show a majority of the area to be orchards with wooded boundaries separating plots. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas (orchards), hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive prehistoric, Roman and Saxon activity, with corpmarks of linear features and Bronze Age funerary monuments 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 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>



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: 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>Requires links to existing cycleways/footways particularly Rail Station, and potential Passenger Transport infrastructure enhancements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

**Achievable (Outcome = Green)**

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

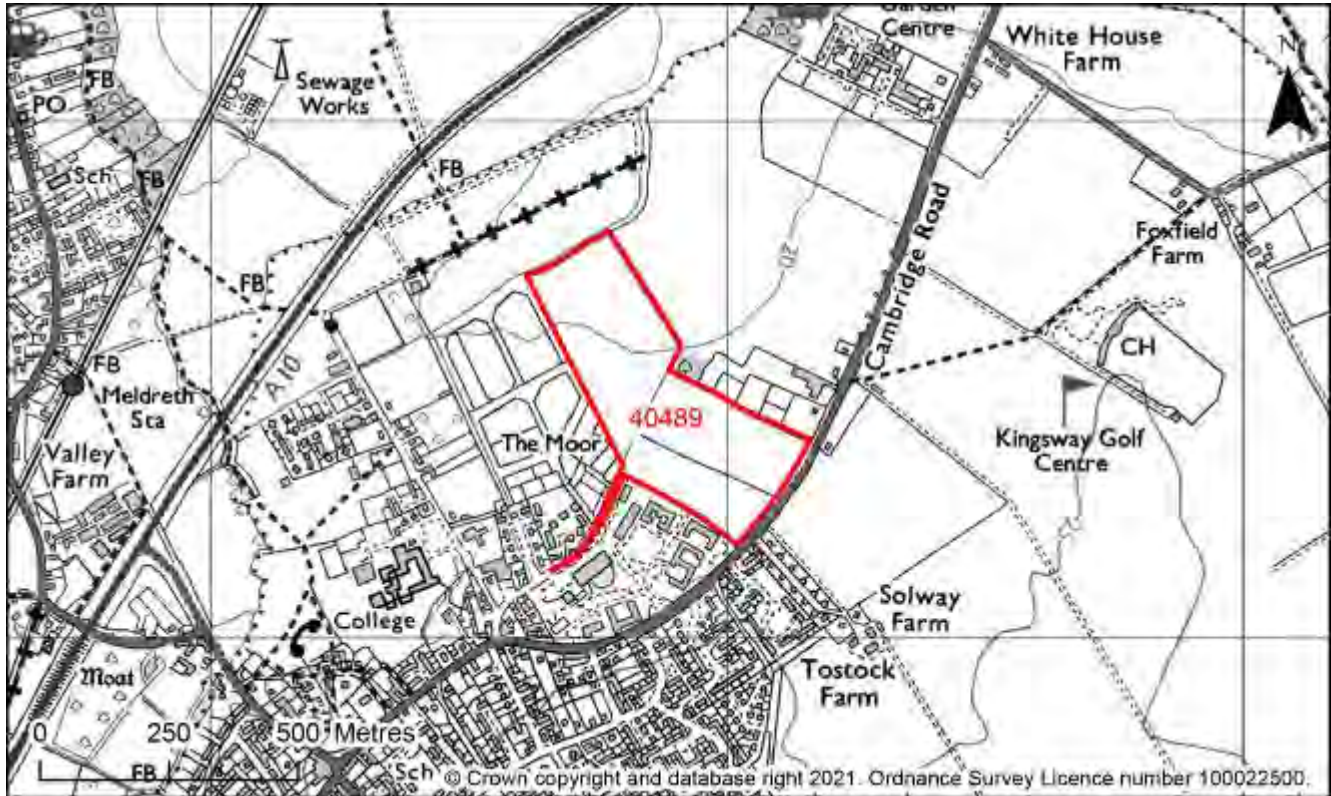
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	111
Estimated employment space (m <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 Cambridge Road, Melbourn, SG8 6EU

## Site Reference: 40489

Map 494: Site description - Land to the west of Cambridge Road, Melbourn



### Site Details

Criteria	Response
Site area (hectares)	13.35
Parish or Ward	Melbourn 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, Gypsy and Traveller pitch, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	300

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: 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>17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Residential development with open space is seen to be semi-appropriate here due to its detached location. Development type is fitting due to its immediate surroundings of existing residential and commercial properties. The site is visible from the roadside, Science Park and livestock pasture, boundaries in this rural setting will need strengthening for mitigation purposes. The density and pattern of new developments must reflect that of the existing village and landscape mitigation required.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. There is a ditch that runs through the centre of the site that has a known population of water vole, this will require survey and probable mitigation. 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. A reduction in housing density would be required to provide this within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated 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	Archaeological evaluation has identified significant archaeology of Roman date
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 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: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by 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	<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	-	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, Appeal dismissed (S/2141/17/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	15
Estimated dwelling units	200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to the west of Cambridge Road, Melbourn, SG8 6EE

## Site Reference: 40490

Map 495: Site description - Land to the west of Cambridge Road, Melbourn



### Site Details

Criteria	Response
Site area (hectares)	6.81
Parish or Ward	Melbourn 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, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	160

## 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: 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	Green	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Residential development with open space is seen to be appropriate here when considering the immediate surroundings of existing residential and commercial properties. Development here would also follow the pattern of growth along Cambridge Road. The site is clearly visible from the roadside and Science Park, development here should be partly visible when travelling along Cambridge Road but boundaries facing the rural setting will need strengthening for mitigation purposes. Landscape mitigation required.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. There is a ditch which lies adjacent to the northwest boundary that has a known population of water vole, this will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are standing trees, 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. A reduction in housing density would be required to provide this within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated 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	Archaeological evaluation has identified significant archaeology of Roman date
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 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: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The 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 /</p>

Issue	Assessment	Comments
		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, Appeal dismissed (S/2141/17/OL)

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	23
Estimated dwelling units	160
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land between New Road and Water Lane, Melbourn, SG8 6EQ

**Site Reference: 40500**

**Map 496: Site description - Land between New Road and Water Lane, Melbourn**



## Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	90
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
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	National Character Area (NCA) 87 East Anglian Chalk.  Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character but often interrupted by the presence of major transport corridors  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is outside of development framework boundary and creeps south into the countryside. The site is in proximity to Policy NH/11: Protected Village Amenity Areas. Adjacent development sites should aim to protect the character, amenity, tranquillity or function of the village. Preservation of the rural countryside character is important. The site is clearly visible from the adjacent orchard which is on higher ground and

Issue	Assessment	Comments
		open to the countryside in the south. Limited development may be acceptable with 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	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, Roman and Saxon activity, with corpmarks of linear features and Bronze Age funerary monuments 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 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

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: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% 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	20
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

# East Farm, Bramley Avenue, Melbourn, SG8 6HG

Site Reference: 40505

Map 497: Site description - East Farm, Bramley Avenue, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	3.72
Parish or Ward	Melbourn 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	Woodland/orchard, Agricultural land/building, Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	114
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% 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 Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is itself is not typical of the character, however its immediate surroundings are in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site comprises an orchard and farmyard with two residential buildings and associated outbuildings. The site is very well contained in its rural location. The site is in the countryside and currently has enough screening on site to limit views of the site itself. Preservation of the rural countryside character is important. Residential development may be considered appropriate here when considering the similar nature of immediate surroundings of existing residential</p>

Issue	Assessment	Comments
		properties, however clearing of this orchard to facilitate this development is not a sustainable solution.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A majority of the site is shown as traditional orchard priority habitat with some deciduous woodland in the northern section, ecological compensation for the loss of such habitats may make this an unviable site. There are also 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	Excavations on the adjacent development site revealed archaeology of Neolithic, Bronze Age and Roman date. The site plan indicates that features extend into this area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: 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 Melbourn and to Shepreth Station, 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	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

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

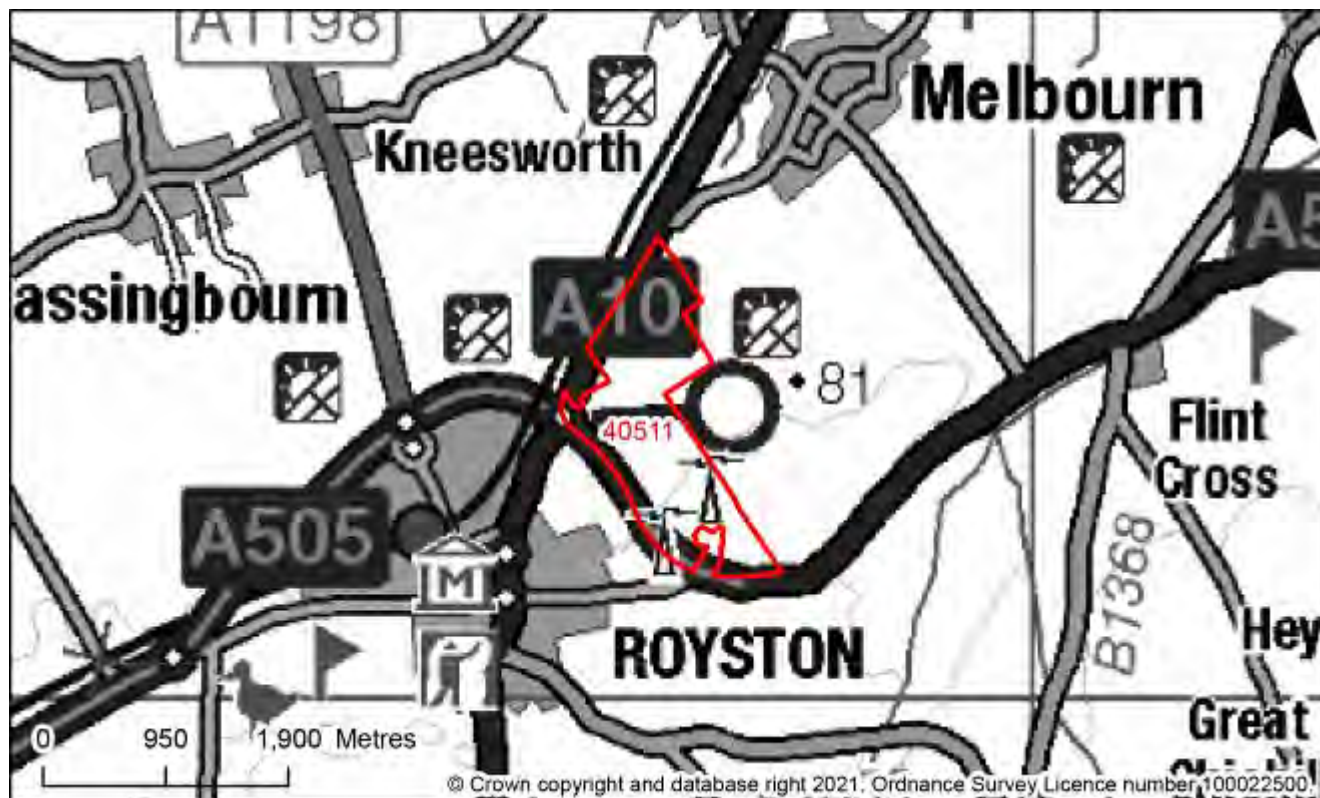
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	80
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to east of A505 and south of A10, Melbourn, SG8 6DH

Site Reference: 40511

Map 498: Site description - Land to east of A505 and south of A10, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	177.02
Parish or Ward	Melbourn 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, Education, 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 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 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside, isolated and removal of the strong open rural landscape. Even with

Issue	Assessment	Comments
		a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is approximately 180m from Holland Hall (Melbourn) Railway Cutting SSSI, cited for its chalk grassland and uncommon species. There are areas of deciduous woodland within the boundary that have been registered on the 2014 National Forest Inventory which may be classified as priority habitat. There are no other apparent priority habitats within the site; however, there are buildings, 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>Scheduled Monument on-site</p> <p>Development of the site could have a detrimental impact on scheduled ancient monument on site but the impact could be reasonably mitigated through careful layout.</p>
Archaeology	Red	Extensive archaeology of prehistoric date is known in the area including a nationally important Causewayed Enclosure, 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 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: 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>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>Whilst this site is located within Greater Cambridge, it will benefit from local services in Hertfordshire. However, as the site is located on the A505 it must consider the outcomes of the ongoing A505 study. The study may restrict development until a strategic solution for the A505 corridor is delivered. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p> <p>The development must ensure there are easy accessibility links from the site into Royston and to Melbourn to access services and train stations. This will mean providing a bridge or overpass over the A505.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 65% Grade 2; 35% Grade 3  18% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	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.

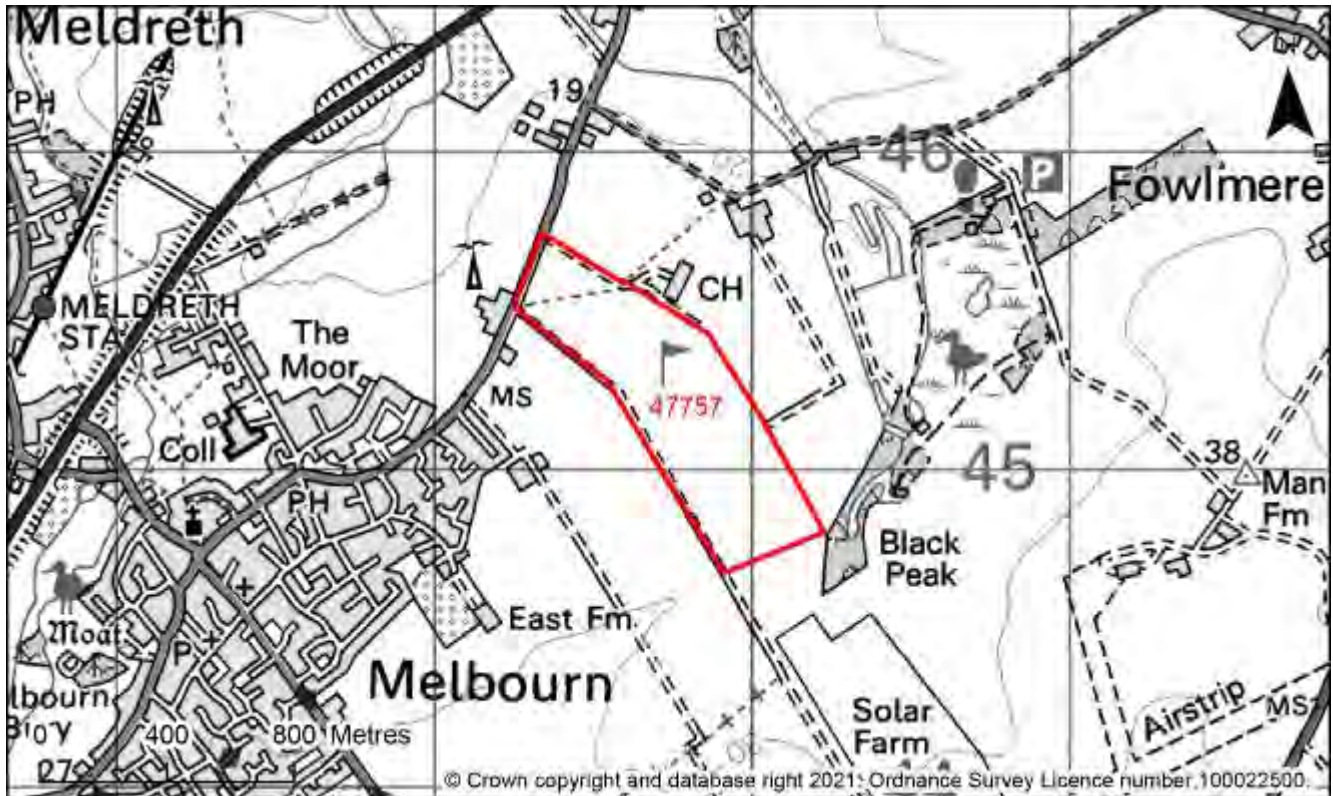
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	1500
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land east side of Cambridge Road, Melbourn, SG8 6EY

Site Reference: 47757

Map 499: Site description - Land east side of Cambridge Road, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	38.43
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
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>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside, isolated and removal of the strong open rural landscape. Even with a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>All residential developments will require consideration</p>

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	Amber	There are no heritage assets within the site. Bran Ditch Scheduled Monument is close by to the south east, separated by woodland; however, any detrimental impact could be reasonably mitigated with the inclusion of suitable buffers.
Archaeology	Amber	Extensive archaeology of prehistoric/Roman date 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 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>

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>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 will have to consider cumulative impact at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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>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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>33% lies in an EA Source Protection Zone 3</p> <p>Electric overhead lines cross the site</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?	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	10
Estimated dwelling units	400
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land south of Cambridge Road, Melbourn, SG8 6EU

Site Reference: 47903

Map 500: Site description - Land south of Cambridge Road, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	9.79
Parish or Ward	Melbourn 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, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	250



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: 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>14% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Residential development is seen to be appropriate here when considering the adjacent existing residential properties. The density and pattern of new developments must reflect that of the existing village and may need to be reduced. Development here would follow the pattern of growth along Cambridge Road. The site is clearly visible from most areas, development here should be partly visible when travelling along Cambridge Road but boundaries facing the rural setting will need strengthening for mitigation purposes.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require consideration of recreational impact on nearby SSSIs. On-site alternative green space likely to be required. All residential developments of 50+ dwellings will require consultation with Natural England in relation to Fowlmere Watercress Beds SSSI 900m east. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological importance and support protected and 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 archaeology of prehistoric/Roman date is located in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: 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>

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>The development will have to consider cumulative impact at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

		Electric overhead lines cross the site  Electricity pylons on site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	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 East of New Road, Melbourn, SG8 6FE

Site Reference: 56170

Map 501: Site description - Land North East of New Road, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	20.97
Parish or Ward	Melbourn 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	300

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site is a large rectangular field outlying the village of Melbourn. Northern and southern boundaries are largely open with low gappy hedges and very occasional trees. Development upon this site would have a significant adverse harm to the local landscape character. It would be detached the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs; specifically, the nearby RSPB Fowlmere reserve. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the boundary hedge may be classed as an important hedgerow under the Hedgerow Regulations. Potential to impact on hydrology of Fowlmere.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Bronze Age ring ditch and enclosures located in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <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 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>Capacity issues on A505 and A10. May require new Highways, Passenger Transport, cycle and walking infrastructure and link to Meldreth Station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m<sup>2</sup> employment - Capacity for growth</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	300
Estimated employment space (m <sup>2</sup> )	-

Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land to the west of Cambridge Road, Melbourn, SG8 6

Site Reference: 40490a

Map 502: Site description - Land to the west of Cambridge Road, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	6.65
Parish or Ward	Melbourn 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
Proposed employment floorspace (m <sup>2</sup> )	

Proposed housing units	Unknown
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
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>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Development here would also follow the pattern of growth along Cambridge Road. The site is clearly visible from the roadside and Science Park, development here should be partly visible when travelling along Cambridge Road but boundaries facing the rural setting will need strengthening for mitigation purposes. Landscape mitigation required.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. There is a ditch which lies adjacent to the northwest boundary that has a known population of water vole, this will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are standing trees, 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. A reduction in housing density would be required to provide this within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated 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	Archaeological evaluation has identified significant archaeology of Roman date
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 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: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The 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 /</p>

Issue	Assessment	Comments
		vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	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	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?	Outline planning permission for the erection of up to 160 residential dwellings, including affordable housing provision, public open space and associated access



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 therefore it is available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

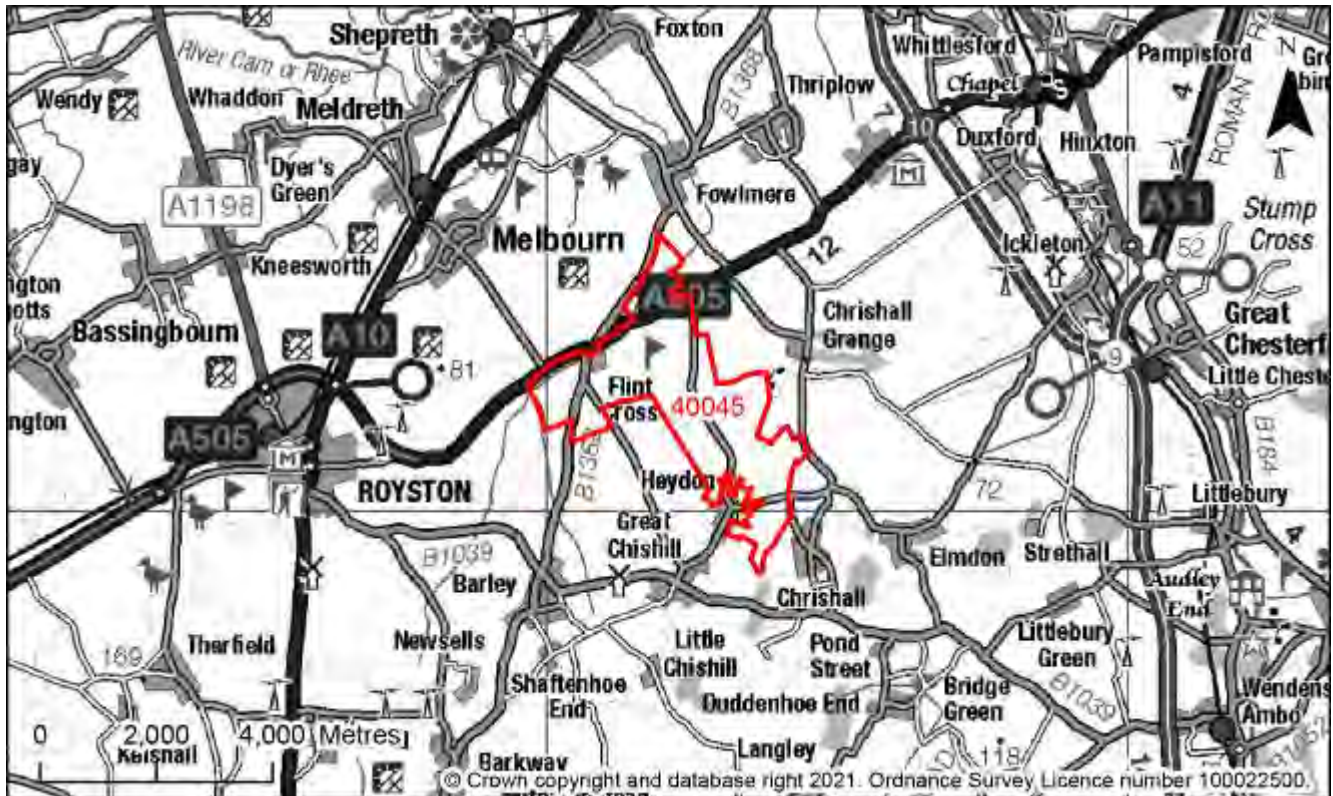
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	120
Estimated employment space (m <sup>2</sup> )	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Heydon Grange Golf Club, Fowlmere Road, Heydon, SG8 7NS

Site Reference: 40045

Map 503: Site description - Heydon Grange Golf Club, Fowlmere Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	868.32
Parish or Ward	Melbourn CP; Great and Little Chishill CP; Fowlmere CP; Heydon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Residential, Recreation
Proposed development	Mixed Use, Market and affordable 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, 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>	9072

## 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 1% 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  At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across

Issue	Assessment	Comments
		<p>southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface deposit of ice and river-deposited material laid down during the last ice age. This creates 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>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 has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. 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 - 7F: Southern Chalk Hills, 8B: Morden to Duxford Lowland Chalklands</p> <p>Development upon this site would have a significant adverse effect to both the wider and local landscape character, views and visual amenity. Even with significant landscape mitigation works it would change the landscape character permanently.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 400m of an Ancient Woodland</p> <p>Within a Wildlife Site</p> <p>North western boundary lies adjacent to the London Road Roadside Verge CWS which supports at least 6 calcareous indicator species. This would need to be protected with an appropriate buffer area. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Natural England consultation would be required for developments which may result in air pollution or warehousing/industry over 1000m<sup>2</sup>. The site contains deciduous woodland, watercourses and hedges, and is likely to have other habitats such as calcareous grassland given the underlying geology which may qualify as Habitats of Principal Importance/be of high ecological and support protected and notable species. The golf course may also hold some ecological value. Arable habitats likely to be of low ecological value although farmland bird populations may be present. Ponds may support great crested newt and building may support roosting bats (if suitable).</p>

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 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>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>The sketch plan would have harmful impact on setting of the Listed Building (barn at Heydon Grange farm) and would obliterate large part of Scheduled Ancient Monument. Impacts on the Conservation Area are unlikely as shown, but if a different part of site were developed there could be harmful impacts.</p>
Archaeology	Red	The site is crossed by the nationally important Bran Ditch, an Anglo-Saxon linear boundary 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 2,000m</p> <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 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>
Transport and Roads	Amber	<p>Capacity issues at A505/A10/M11 and associated junctions. Need for new Passenger Transport provision and links to stations at Royston and Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links should be considered cumulatively with adjacent site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Large residential scheme proposed - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 78% Grade 2; 22% Grade 3</p> <p>20% lies in an EA Source Protection Zone 1; 70% lies in an EA Source Protection Zone 2; 100% lies in an EA</p>

		Source Protection Zone 3  Gas pipeline crosses or is within the site  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 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	10
Estimated dwelling units	9072
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Heydon Grange Golf Club, Fowlmere Road, Heydon, SG8 7NS

Site Reference: 40046

Map 504: Site description - Heydon Grange Golf Club, Fowlmere Road, Heydon



## Site Details

Criteria	Response
Site area (hectares)	464.73
Parish or Ward	Melbourn CP; Great and Little Chishill CP; Fowlmere CP; Heydon CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build

	housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, 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>	4200

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 1% lies in a 1 in 100 year event  4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface

Issue	Assessment	Comments
		<p>deposit of ice and river-deposited material laid down during the last ice age. This creates 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>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 has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. 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 - 7F: Southern Chalk Hills, 8B: Morden to Duxford Lowland Chalklands</p> <p>Development upon this site would have a significant adverse effect to both the wider and local landscape character, views and visual amenity. Even with significant landscape mitigation works it would change the landscape character permanently.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>North western boundary lies adjacent to the London Road Roadside Verge CWS which supports at least 6 calcareous indicator species. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and hedges, and is likely to have other priority habitats such as calcareous grassland given the underlying geology. The golf course may also hold some 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	Listed Asset on-site

Issue	Assessment	Comments
		<p>Scheduled Monument on-site</p> <p>The sketch plan would have harmful impact on setting of the Listed Building (barn at Heydon Grange farm) and would obliterate large part of Scheduled Ancient Monument. Impacts on the Conservation Area are unlikely as shown, but if a different part of site were developed there could be harmful impacts.</p>
Archaeology	<b>Red</b>	The site is crossed by the nationally important Bran Ditch, an Anglo-Saxon linear boundary designated as a Scheduled Monument
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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 require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	<b>Amber</b>	Capacity issues at A505/A10/M11 and associated junctions. Need for new Passenger Transport provision

Issue	Assessment	Comments
		<p>and links to stations at Royston and Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links. Should be considered cumulatively with adjacent site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Large residential scheme proposed - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 81% Grade 2; 19% Grade 3</p> <p>12% lies in an EA Source Protection Zone 1; 53% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Gas pipeline crosses or is within the site</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 10 - South West</p> <p>&gt; 2,000 dwellings / 5,000m2 employment – Limited capacity for growth</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

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

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

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

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

### **Development Potential**

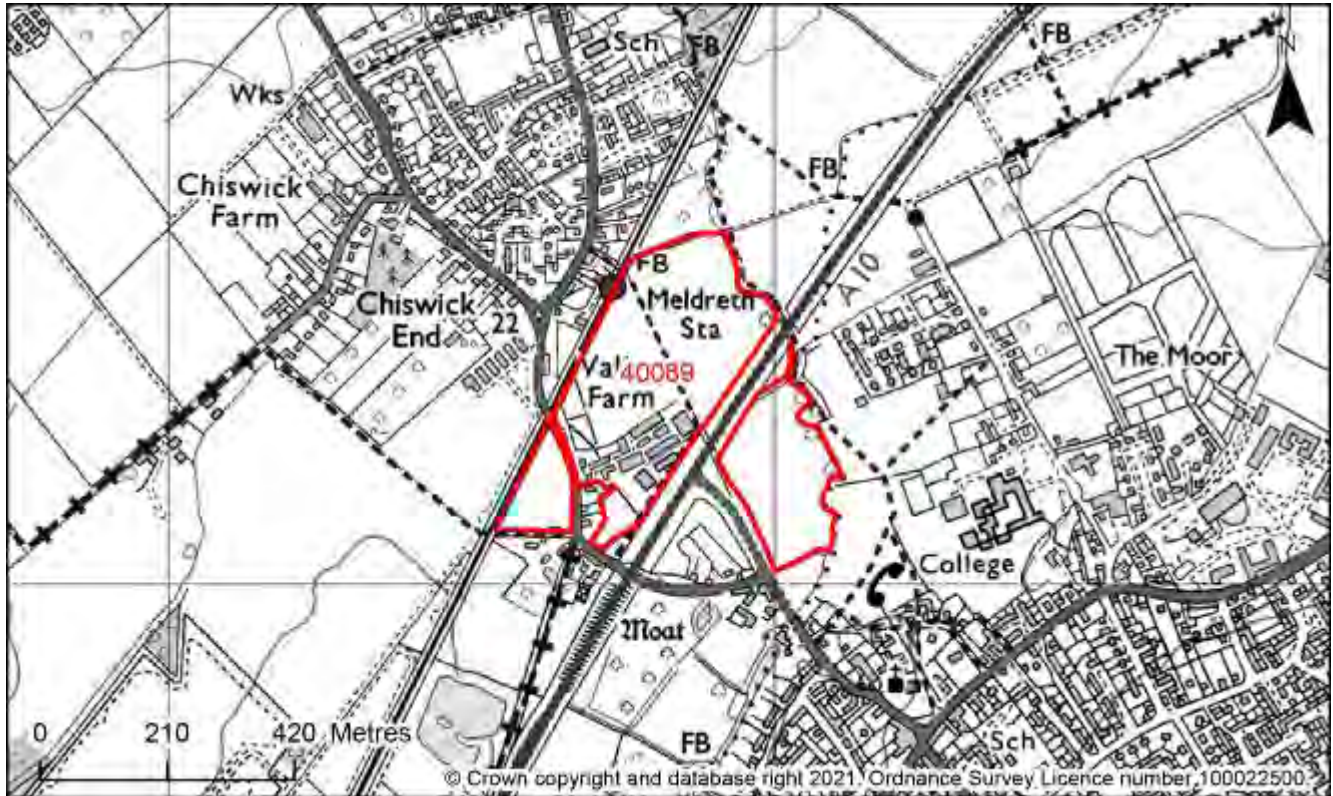
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	4200
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land east of Station Road, Meldreth, SG8 6JP

Site Reference: 40089

Map 505: Site description - Land east of Station Road, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	15.22
Parish or Ward	Melbourn CP; Meldreth 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, Public open space
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	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	Red	TPO on-site  National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  District Character Area: The Chalklands  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 - 4C: Hatley Wooded Claylands  The Development Area is made up of three sites separated by roads. Wide and local views are high due to topography and lack of intervening vegetation. Station Road rises above site to cross over the railway line. Long views are also available from this bridge across the site. If developed in its entirety the site



Issue	Assessment	Comments
		would significantly impact the existing separation between Meldreth and Melbourn eradicating the narrow area of open farmland between the two and amalgamating the villages and irreversibly affecting the character of the individual villages.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI and any residential development above 100 will require consultation with Natural England. The eastern boundary of the site lies adjacent to the River Mel and associated riverine habitat. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of 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>Development of the site could have a detrimental impact two listed buildings adjacent to site entrance but the impact could be reasonably mitigated.</p>
Archaeology	Amber	A medieval moat is located in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: 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: 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: 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>Requires links to existing cycleways/footways, particularly Rail Station and potential Passenger Transport infrastructure enhancements. Needs to keep existing ROW to Station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<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. The site is capable of being developed in regard to 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. Site does not lie within an 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 2 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

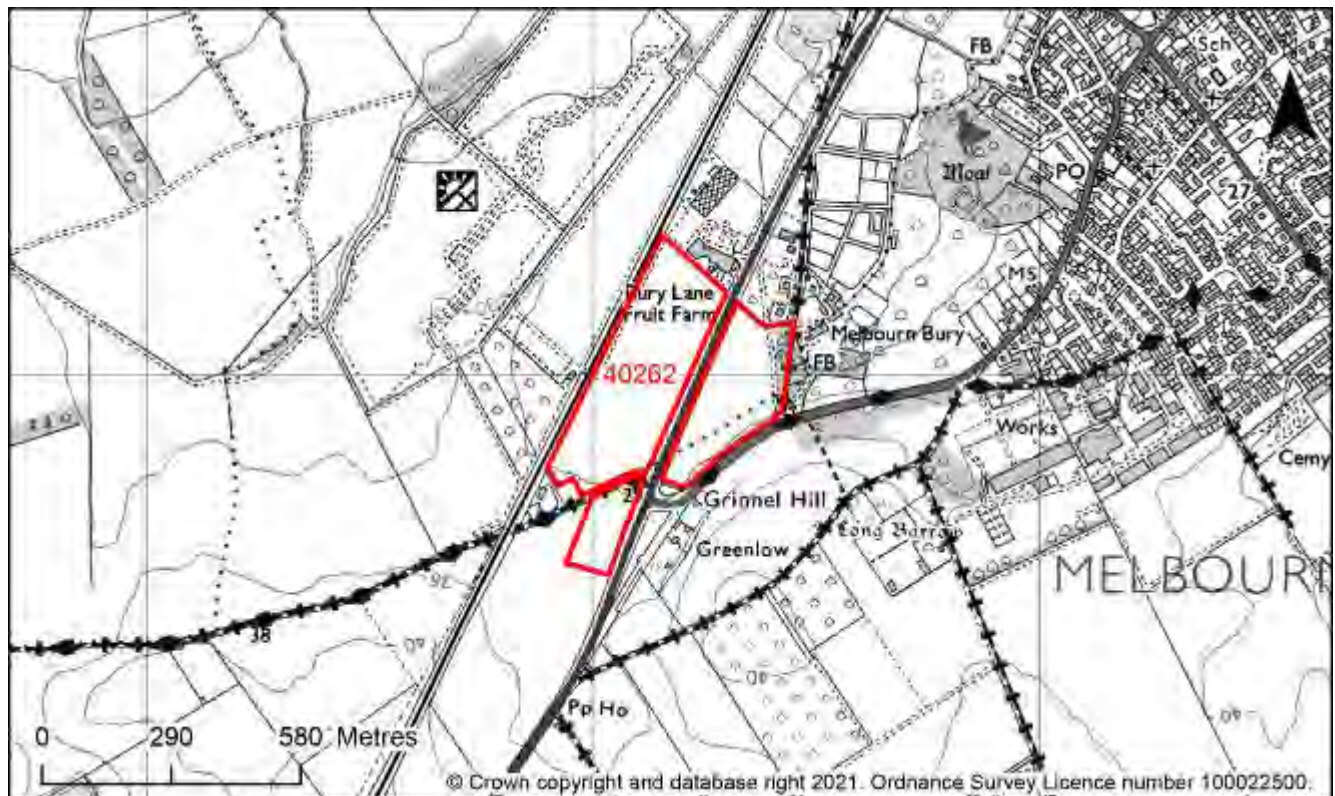
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
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 adjacent to A10 and Royston Road, Melbourn, SG8 6DG

**Site Reference: 40262**

**Map 506: Site description - Land adjacent to A10 and Royston Road, Melbourn**



## Site Details

Criteria	Response
Site area (hectares)	18.29
Parish or Ward	Melbourn CP; Meldreth 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	Mixed use, Older persons housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Recreation and leisure, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	87000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% 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 Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  The site allows remarkable views across it from both the A10 and Royston Road and allows for a full experience of the NCA87 character type of spacious and strong rural character with rolling hills beyond.

Issue	Assessment	Comments
		Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside and removal of the strong open rural landscape. Even with a reduction in both commercial and residential build with landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Development resulting in discharge to surface or ground water of more than 20m<sup>3</sup> per day or air pollution would require consultation with Natural England. Boundary hedges and woodland to east may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Arable habitats likely to be of low ecological value. Reptile records nearby and 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	Extensive archaeology of prehistoric/Roman date 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: 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: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>As the site is located on the edge of Melbourne, suitable infrastructure into Melbourne will be required to encourage walking/cycling to local services, the Melbourne Greenway and Meldreth Station. The development is also proposed to be on either side of the A10, a high quality walking and cycling link must be provided over the road to ensure there is no restricted access to local services.</p> <p>Capacity assessments onto the A10 and A505 will be required, with possible highway mitigation required. As the site is located close to the A505 it must consider the outcomes of the ongoing A505 study. The study may restrict development until a strategic solution for the A505 corridor is delivered. The study has assessed growth scenarios based from the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p> <p>Any potential impact on the functioning of trunk roads</p>



Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The 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	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 88% 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 non-residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	87000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Sheene Manor, Station Road, Meldreth, SG8 6JP

Site Reference: 40029

Map 507: Site description - Land at Sheene Manor, Station Road, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	1.91
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	25-30

## 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>1% lies in a 1 in 100 year event</p> <p>27% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally non typical of the character, it is enclosed and comprises woodland, however the wider landscape is typical in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>Residential development would be inappropriate here given that it is extremely disconnected from Meldreth. The site forms part of a cleared woodland parcel. It is bound by Station Road to the north and the A10 to the west. The site remains part of the remainder of a woodland parcel and is therefore sensitive.</p>
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The whole site is shown as primary woodland habitat and

Issue	Assessment	Comments
		<p>registered on the 2014 National Forest Inventory. Aerial photography from 2013 shows a plantation woodland on site; however aerial photography from September 2019 shows that this has now been cleared. The site now looks to contain grasslands, wooded areas, hedges, and wooded boundaries that are still 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>Part of the woodland on site appears to date from at least 1885 and possibly earlier and further research is needed to understand the historic interest of the area. Development would need to consider the wider setting of listed buildings on adjacent sites. 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 adjacent to a medieval moat. Associated remains likely to survive in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 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>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed 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	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	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 Fenny Lane, Meldreth, Royston, SG8 6NN

Site Reference: 40036

Map 508: Site description - Land off Fenny Lane, Meldreth, Royston



## Site Details

Criteria	Response
Site area (hectares)	4.02
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	140
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Red</b>	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 1% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>TPO on-site</p> <p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>The site is extremely well contained for the most part, opening up to the landscape via the north.</p> <p>Development would need to protect the character of the village, primarily the neighbouring Conservation Area character, and be appropriate to its setting here considering immediate surroundings of existing residential and agricultural style properties. The site is clearly visible from the north and open to the</p>

Issue	Assessment	Comments
		countryside from its northern boundary, this boundary in particular will therefore benefit screening.
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. There is a watercourse that runs adjacent to the western boundary that will require surveys and probable mitigation. There are no apparent priority habitats within the site; however, there are wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net 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. A reduction in housing density would be required to provide this within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within or Partially within a Conservation Area</p> <p>Meldreth was historically a long linear village. It has seen some development to the rear of older properties. Most modern development has been to the south of the village outside of the conservation area. Development on the scale proposed would see significant development to the north of the village close to the conservation area and has the potential to harm the setting of the listed buildings on North End and the character of the conservation area. The impact could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Evidence of Roman/Saxon activity to the south east - Amber 2

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>The existing footways along Fenny Lane are poor and will need to be upgraded. The applicant will have to consider cumulative impacts at local junctions. Improvements have been identified for Melbourn High Street/Station Road 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	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	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	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	35
Estimated dwelling units	140
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land to the rear of 67-69 High Street, Meldreth, SG8 6LA

Site Reference: 40070

Map 509: Site description - Land to the rear of 67-69 High Street, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	1.13
Parish or Ward	Meldreth 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, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	20-25

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (3%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<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 creates 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. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields.</p>



Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>development of the site would have either a neutral or positive impact on the landscape.</p> <p>Subject to accommodating access and landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Typical landscape mitigation principles would include, existing boundary planting to be retained or gaps infilled with new hedgerow planting, buildings to be set back from the southern boundary to be prevent adverse overbearing impacts, significant buffer planting upon the western boundary to filter views to continue existing green infrastructure and respect village edge characteristics.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI and any residential development above 100 will require consultation with Natural England. A majority of the area is priority deciduous woodland, with some areas of grassland.</p> <p>Development of the site may have a detrimental impact on a designated 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	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	<p>Located close to the historic village core with features of Roman - Saxon date recorded to the north.</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: 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>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	but assessment of impacts from the adjacent school will need to be undertaken.
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	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.

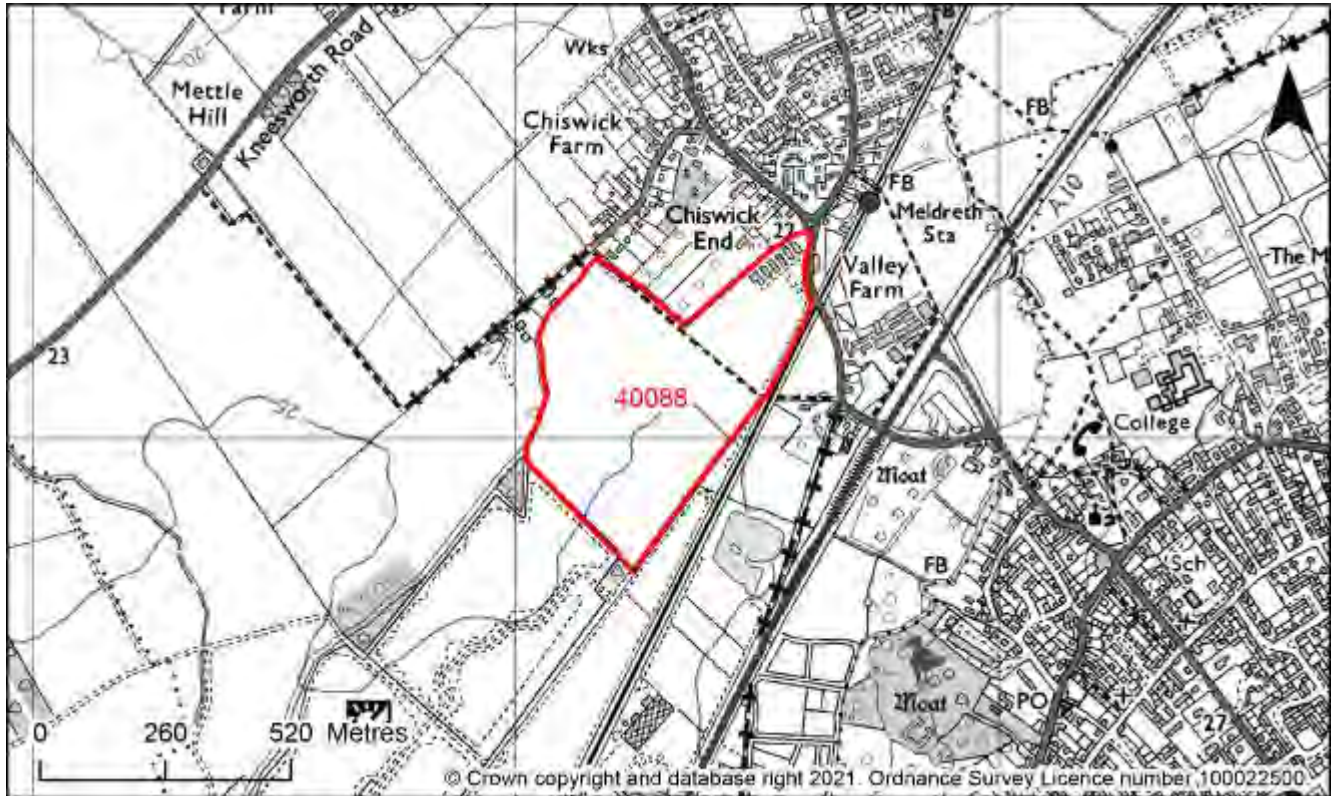
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	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 west of Station Road, Meldreth, SG8 6ND

Site Reference: 40088

Map 510: Site description - Land west of Station Road, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	22.44
Parish or Ward	Meldreth 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, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	5000
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	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Partly in Flood Zone 3 (5%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>11% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Lies within 10m of a TPO</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 with occasional shelterbelts around settlements.</p>

Issue	Assessment	Comments
		<p>Both small and large villages generally have a strong historic, linear form. 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 - 4C: Hatley Wooded Claylands</p> <p>Whilst some limited development may be possible on the station road frontage, development throughout this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the landscape, permanent, remove existing open agricultural fields, amalgamate the villages of Meldreth and Melbourn and an urbanisation of the rural countryside.</p>
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 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 not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Archaeological sites recorded in the area include Bronze Age funerary monuments and enclosures of probable late prehistoric or Roman date.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m



Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 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: 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> <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. 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 will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The 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	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	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West  > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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

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

**Achievable (Outcome = Green)**

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

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	400
Estimated employment space (m <sup>2</sup> )	5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land south of Melrose, Meldreth, SG8 6ND

Site Reference: 40269

Map 511: Site description - Land south of Melrose, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	1.46
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	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	40
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	National Character Area (NCA) 87 East Anglian Chalk.  Local Character: The Chalklands  The site itself is very small and enclosed and therefore non typical of the large-scale arable landscape but does have a strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  The site comprises a parcel of woodland adjacent to Melrose. Development is not appropriate here, although the immediate surroundings of existing residential properties in the east are a good contextual fit for the proposal of residential development, any development here will cause damage to the existing green infrastructure on site. It would be unsuitable to clear this woodland site for development as it aids the rural transition from the village extending into the countryside and forms part of a green edge to the

Issue	Assessment	Comments
		village.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The whole site is denoted as deciduous woodland on the National Forest Inventory 2014 and, therefore, regarded as priority habitat. There are no other apparent priority habitats within the site; however, there are grasslands and hedges on site 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	Green	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the southern 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 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>

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 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	<b>Amber</b>	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The 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>Green</b>	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Green</b>	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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 Fenny Lane Farm, Meldreth, SG8 6NN

Site Reference: 40276

Map 512: Site description - Land east of Fenny Lane Farm, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Meldreth 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, Custom or self build housing, Specialist/other forms of housing
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	Outside Development Framework
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (6%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site itself is very small and enclosed and therefore non typical of the large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>The site comprises paddocks outside of the development framework boundary but in proximity to it. The site is well contained for the most part, opening up in the south. The linear nature of the plot would be a poor form of development that would have an adverse impact on the setting of the village and is not supported.</p>
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,

Issue	Assessment	Comments
		<p>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 Conservation Area</p> <p>Development of the site may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.</p>
Archaeology	Amber	Evidence of Roman/Saxon activity to the south east - Amber 2
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: 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	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 site is capable of 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	25
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 Fenny Lane Farm, Meldreth, SG8 6NN

Site Reference: 40277

Map 513: Site description - Land at Fenny Lane Farm, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Meldreth 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, Education/community
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	16
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  The site comprises part of a farm. Development here should aim to protect the character of the village, primarily the neighbouring Conservation Area character; it must consider its setting and immediate surroundings of existing residential and commercial properties. The site is clearly visible from the north, west and partly south, these boundaries in particular would therefore benefit screening. The density and pattern of new developments must reflect that of the

Issue	Assessment	Comments
		existing 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, scrub 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	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 may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.
Archaeology	Amber	Evidence of Roman/Saxon activity 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 2,000m</p> <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: 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
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
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 north of Kneesworth Road and west of West Way, Meldreth, SG8 6LL

**Site Reference: 40278**

**Map 514: Site description - Land north of Kneesworth Road and west of West Way, Meldreth**



## Site Details

Criteria	Response
Site area (hectares)	1.63
Parish or Ward	Meldreth 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, 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>	20

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site itself is very small and partially enclosed and therefore not entirely typical of the large-scale arable landscape but it does have a partial open, spacious quality and a mostly strong rural character as per the character area.  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  Residential development would be inappropriate due to the separation between the site and Meldreth. The site is largely well contained and has sufficient boundary treatment for the most part. The site is clearly visible from the roadside at Kneesworth Road, development

Issue	Assessment	Comments
		should be partly visible when travelling along this Road.
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 field margins, 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	Evidence for post 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 2,000m</p> <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: 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	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	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	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 the west of Fenny Lane Farm, Meldreth, SG8 6LP

Site Reference: 40281

Map 515: Site description - Land to the west of Fenny Lane Farm, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	0.36
Parish or Ward	Meldreth 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, Custom or self build housing, Specialist/other forms of housing
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	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  The unbound northern and western boundaries will have direct and open views. The site is contained from the east but largely open for the most part. Residential development in this location would be inappropriate due to the separation of the site from the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	The site is visible from the entry to the Meldreth Conservation Area and development has the potential to impact upon its wider setting and approach but this could be reasonably mitigated.
Archaeology	Amber	Evidence of Roman/Saxon activity 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: 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: 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>

Issue	Assessment	Comments
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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

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	33
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

# 44 North End and Land at Bury End Farm, North End, Meldreth, SG8 6NT

**Site Reference: 40284**

**Map 516: Site description - 44 North End and Land at Bury End Farm, North End, Meldreth**



## Site Details

Criteria	Response
Site area (hectares)	2.41
Parish or Ward	Meldreth 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	Residential, Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	70

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site itself is brownfield and therefore is occupied, unable to retain characteristics typical of the large-scale arable landscape but it is set amongst an open, spacious and strong rural character as per the character area.  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  Development here is suitable as the site is brownfield land and has already been built on so its location is not too sensitive. Development should aim to protect the character of the village and have sensitivity to the neighbouring Conservation Area character. Residential development with open space is appropriate here; it

Issue	Assessment	Comments
		must reflect the surrounding character and a reduced density is needed to better integrate with the village. Screening needed to the south and southwest boundaries.
Biodiversity and Geodiversity	Amber	<p>Any residential development will require assessment of recreational impacts on nearby SSSIs. Consultation with Natural England required for developments of more than 50 dwellings outside of existing settlements. Boundaries, particularly to east, may qualify as Habitats of Principal Importance/priority habitats and be of high ecological value (e.g. orchard or hedgerow). Otherwise, site likely to low ecological value. Buildings and mature trees may support roosting bats or nesting birds and nearby waterbodies may support great crested newt (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on the setting of the Conservation Area and wider setting of the listed Mill and Mill House, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located adjacent to a medieval moated site with associated enclosures to 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 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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 should promote sustainable travel which may include contributions towards the Melbourne to Cambridge Greenway and improved links to Meldreth station. 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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site previously used as a turkey farm. Potential for contamination, conditions required.

## Further constraints

Issue		Comments
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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.

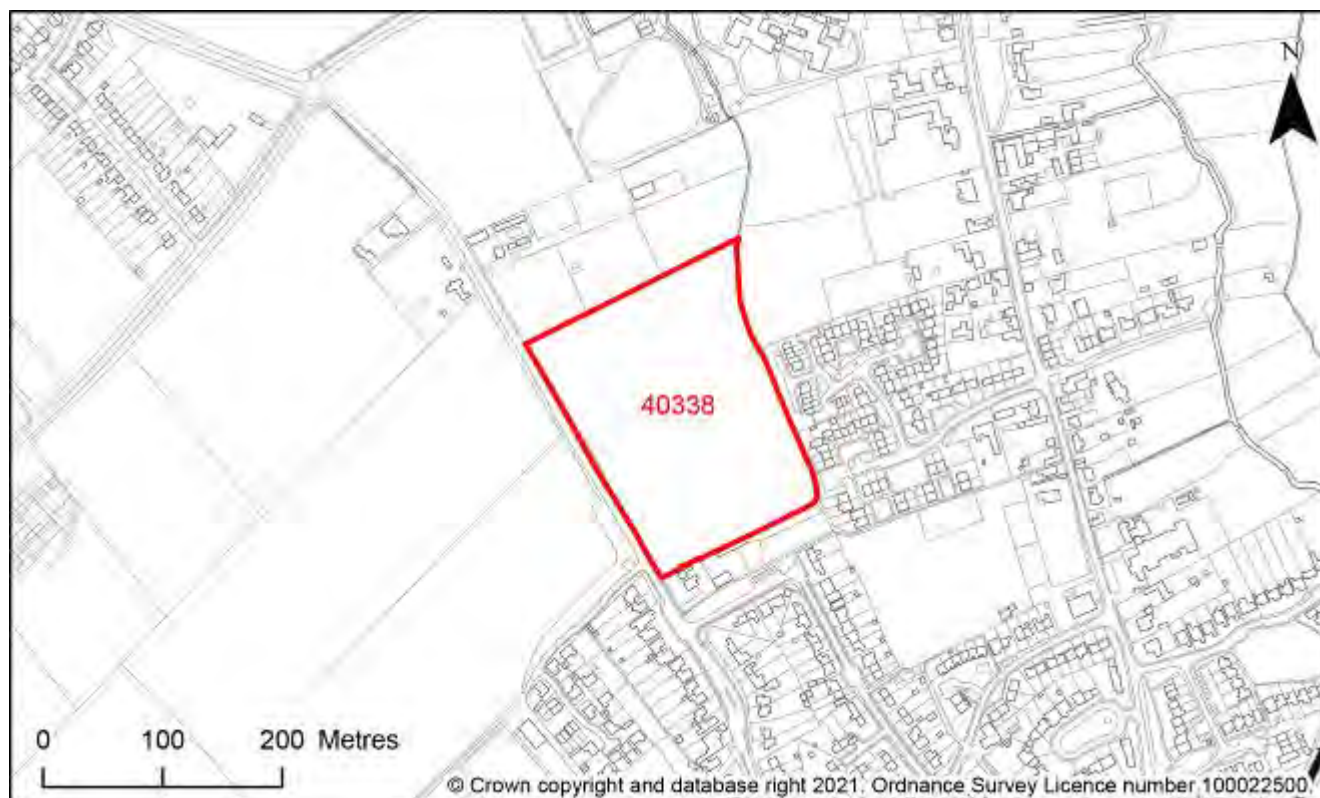
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	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 off Whitecroft Road, Meldreth, SG8 6LS

Site Reference: 40338

Map 517: Site description - Land off Whitecroft Road, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Meldreth 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	Paddock/scrub
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	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (25%)</p> <p>Partly in Flood Zone 3 (23%)</p> <p>Surface water flooding: 1% 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>TPO on-site</p> <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 - 4C: Hatley Wooded Claylands</p> <p>Development throughout the site would have a significant adverse impact to the landscape character and visual amenity. It would be an encroachment into the landscape, permanent, removal of existing</p>

Issue	Assessment	Comments
		agricultural land and an urbanisation of the rural landscape. However, with a reduction in residential units and a sympathetic approach this harm would be reduced subject to landscape mitigation measures including existing boundary planting to be protected, and by creating a rural approach.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains traditional orchards and deciduous woodland; although I am aware there has been some vegetation clearance on site in the past two years. The eastern and southern boundaries are adjacent to an award watercourse.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Designated Local Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Evidence for Roman and Saxon activity is recorded to the north
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site must consider cumulative impacts at local junctions. Also the development must promote sustainable travel to link to local services and Meldreth Station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
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	19
Estimated dwelling units	72
Estimated employment space (m <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 No. 53 Station Road, Meldreth, SG8 6JP

Site Reference: 40461

Map 518: Site description - Land adjacent to No. 53 Station Road, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	0.34
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	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
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<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 - 4C: Hatley Wooded Claylands</p> <p>Development throughout this site would have a significant adverse impact to the existing settlement character, an encroachment into the landscape, permanent and removal an existing paddock upon the edge of the existing settlement. Development would also cause a creep of development towards the A10 joining Meldreth to the Industrial/Agricultural site on the other side of the A10. This creep may create precedent for further development which may further</p>

Issue	Assessment	Comments
		diminish the separation between Meldreth and Melbourn. Development has the potential to change the character of the edge of the village and extend its urban edge up to A10 and beyond.
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, 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	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 no known heritage assets on the site, but there is a listed building close by, Orchard Cottage 61 Station Road. Any works on this site would need to be sensitive to the setting of that building.</p>
Archaeology	Amber	Medieval moats are recorded to the south and east
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 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>

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: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

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

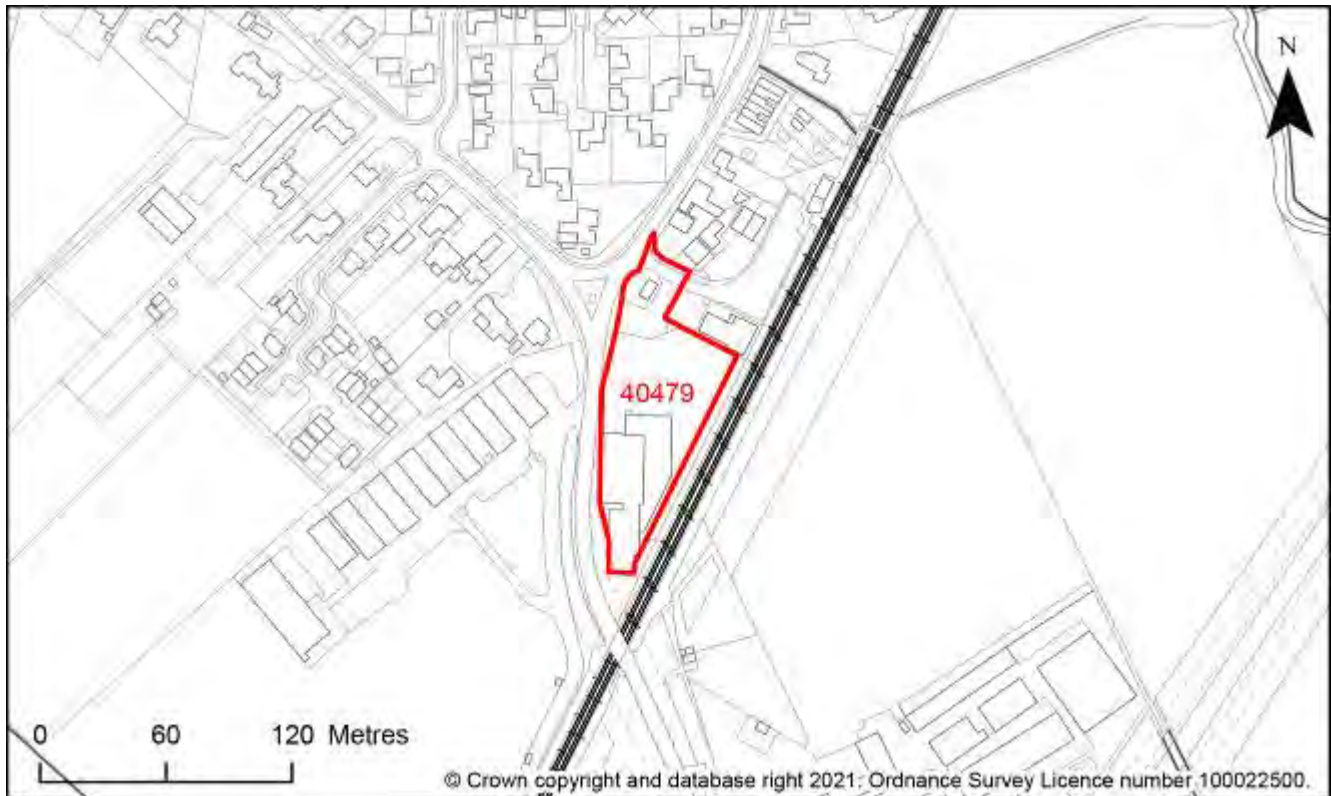
Capacity and Delivery	Response
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Estimated dwellings per hectare	24
Estimated dwelling units	8
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Former GoCold building, Station Yard, High Street, Meldreth, SG8 6JR

**Site Reference: 40479**

**Map 519: Site description - Former GoCold building, Station Yard, High Street, Meldreth**



## Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	Meldreth 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	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	27

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

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	Amber	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site itself is brownfield and therefore is occupied, unable to retain characteristics typical of the large-scale arable landscape but it is set amongst an open, spacious and strong rural character as per the character area.  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  This is a brownfield site located amongst heavy commercial development but there is residential development close by, especially further north adjacent to the railway line. Residential development with open space is appropriate here. Site boundaries to be retained and tree retention encouraged. Development may need to be reduced to better integrate with the village character.



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, 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	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 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>

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>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by 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>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</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?	Appeal allowed for demolition of existing factory building and office and construction of 22no. dwellings with associated landscaping (Planning application ref.
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	50
Estimated dwelling units	27
Estimated employment space (m <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 Chiswick End, Meldreth, SG8 6LZ

Site Reference: 47457

Map 520: Site description - Land at Chiswick End, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	0.99
Parish or Ward	Meldreth 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	Woodland/orchard
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	<p>Flood zone: Partly in Flood Zone 2 (11%)</p> <p>Partly in Flood Zone 3 (11%)</p> <p>Surface water flooding: 3% lies in a 1 in 100 year event</p> <p>20% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>The site forms part of an arable field and is currently an orchard in a largely rural setting. Development here would be outside of the Development Framework Boundary and therefore in the countryside.</p> <p>Development is semi appropriate here in its context of existing residential properties. But development here would replace the existing orchard and see a loss of existing green infrastructure. The site is well screened from most areas. Development of green infrastructure, retention of trees and hedgerows required for landscape mitigation.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing development will require an assessment of impacts on nearby SSSIs. Boundary hedgerows likely to be Habitats of Principal Importance/be of high ecological value and support protected or notable species. Traditional orchards are also HPI but orchard appears likely to be newly planted. Habitat 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	Cropmarks of probable late prehistoric or Roman enclosures are 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: 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: 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	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	-	Parcel ID:



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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	6
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

# Willow Tree Stables, 110-112 Whitecroft Road, Meldreth, SG8 6LP

**Site Reference: 47535**

**Map 521: Site description - Willow Tree Stables, 110-112 Whitecroft Road, Meldreth**



## Site Details

Criteria	Response
Site area (hectares)	2.22
Parish or Ward	Meldreth 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, 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	15-30

## 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	Amber	<p>Flood zone: Partly in Flood Zone 2 (15%)</p> <p>Partly in Flood Zone 3 (13%)</p> <p>Surface water flooding: 11% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is semi typical of the character in relation to a large-scale arable landscape with a mostly strong rural character, but is atypical of the open, spacious quality.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands</p> <p>The site comprises several parcels of arable land with one dwelling and several outbuildings. The site is generally self-contained. The density and pattern of new developments must reflect that of the existing village. If fully developed without adjoining parcels it would create an isolated form of development separated from the main village.</p>
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Natural England have highlighted a proportion of the site as

Issue	Assessment	Comments
		<p>traditional orchard (priority habitat); however, aerial photography confirms this area as predominately grassland with some wooded areas. 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. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<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	Evidence for Roman and Saxon activity is recorded 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: 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 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	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m<sup>2</sup> employment - Capacity for growth</p>
Employment	-	

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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)
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0-5 Years
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# Site on Whaddon Road, Meldreth (west of The Burtons), SG8 5RL

**Site Reference: 55082**

**Map 522: Site description - Site on Whaddon Road, Meldreth (west of The Burtons)**



## Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Meldreth 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	Commercial/industrial
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	30-78
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% 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>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. The local character has a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. 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 - 4C: Hatley Wooded Claylands</p> <p>The site forms part of an L shaped parcel of scrubland. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, and the site would essentially see development in the countryside. The range for the number of units proposed is far too high. A reduced</p>

Issue	Assessment	Comments
		development may be acceptable subject to responding to the surrounding character and with 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, woodland areas, 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 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	Post medieval features recorded on 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: 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 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 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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	36
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 to the rear of 124 High Street, Meldreth, SG8 6LB

Site Reference: 56132

Map 523: Site description - Land to the rear of 124 High Street, Meldreth



## Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	Meldreth 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, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	4-6

## 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
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  NCA 87 East Anglian Chalk District Area The Chalklands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands  A rectangular shaped site located to the east of the village of Meldreth. It is an area of woodland, a rural location outside and abutting the settlement framework. Wide and local views are limited due to built form and intervening mature woodland blocks and hedgerows. Development upon this site would have a limited impact to the landscape character and views subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Any discharge to ground or surface water of more than 2m <sup>3</sup> /day would require consultation with Natural England in relation to L-Moor, Shepreth SSSI. Site appears likely to be habitat of high ecological value and

Issue	Assessment	Comments
		<p>may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Impact on Habitats of Principal Importance must be avoided in the first instance which may not be achievable with the proposed number of units. Records for water vole in close proximity. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of 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>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 the adjacent conservation area, but the impact could be reasonably mitigated. Care needed around the design of the access point.</p>
Archaeology	Amber	<p>Located in the medieval village core to the south of a medieval moated manor site</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: 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 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</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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

# Ely Road, Milton, CB24 6DD

Site Reference: 40345

Map 524: Site description - Ely Road, Milton



## Site Details

Criteria	Response
Site area (hectares)	14.96
Parish or Ward	Milton 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	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Hotel
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	90

## 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: 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	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 a low-lying, flat open landscape with extensive vistas.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is Cambridge Footgolf Centre located to the north of Milton. The site is outside of the Development Framework Boundary and within the Green Belt. Generally, the site exhibits a mixed character with

Issue	Assessment	Comments
		containment only in the west and areas in the north. The eastern and southern boundaries are unbound and there will be views into the site. Development would have an adverse effect on the landscape character of the area; however, with landscape mitigation measures the impact could be reduced.
Biodiversity and Geodiversity	Amber	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary hedgerows and mature trees may be Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Habitats may support protected or notable species such as reptiles, drain may support water vole, etc. 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	Extensive Roman settlement known to 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> <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	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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

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 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: MI4; OA2  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	6
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 Butt Lane, Milton, CB24 6DQ

Site Reference: 40365

Map 525: Site description - Land off Butt Lane, Milton



## Site Details

Criteria	Response
Site area (hectares)	13.80
Parish or Ward	Milton 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	Mixed Use, Market and affordable housing, Custom or self build 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>	54000
<b>Proposed housing units</b>	405

## 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 30 year event  8% lies in a 1 in 100 year event  29% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Fen Edge  The site is generally atypical of the local character of a low-lying, flat open landscape with extensive vistas.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development throughout this site would have a significant adverse impact to the wide and local

Issue	Assessment	Comments
		landscape character and views. It would be an encroachment into the landscape, permanent, remove existing open agricultural fields and an urbanisation of the rural countryside. Even with a reduction in commercial floor space and residential units with landscape mitigation measures the harm would still be significant and unacceptable
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no 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	Roman settlement is 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: 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>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>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 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads 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>
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: 95% Grade 2; 5% 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: KI3; MI1; 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 mixed-use development is likely to be economically viable at an appropriate density.

## Development Potential

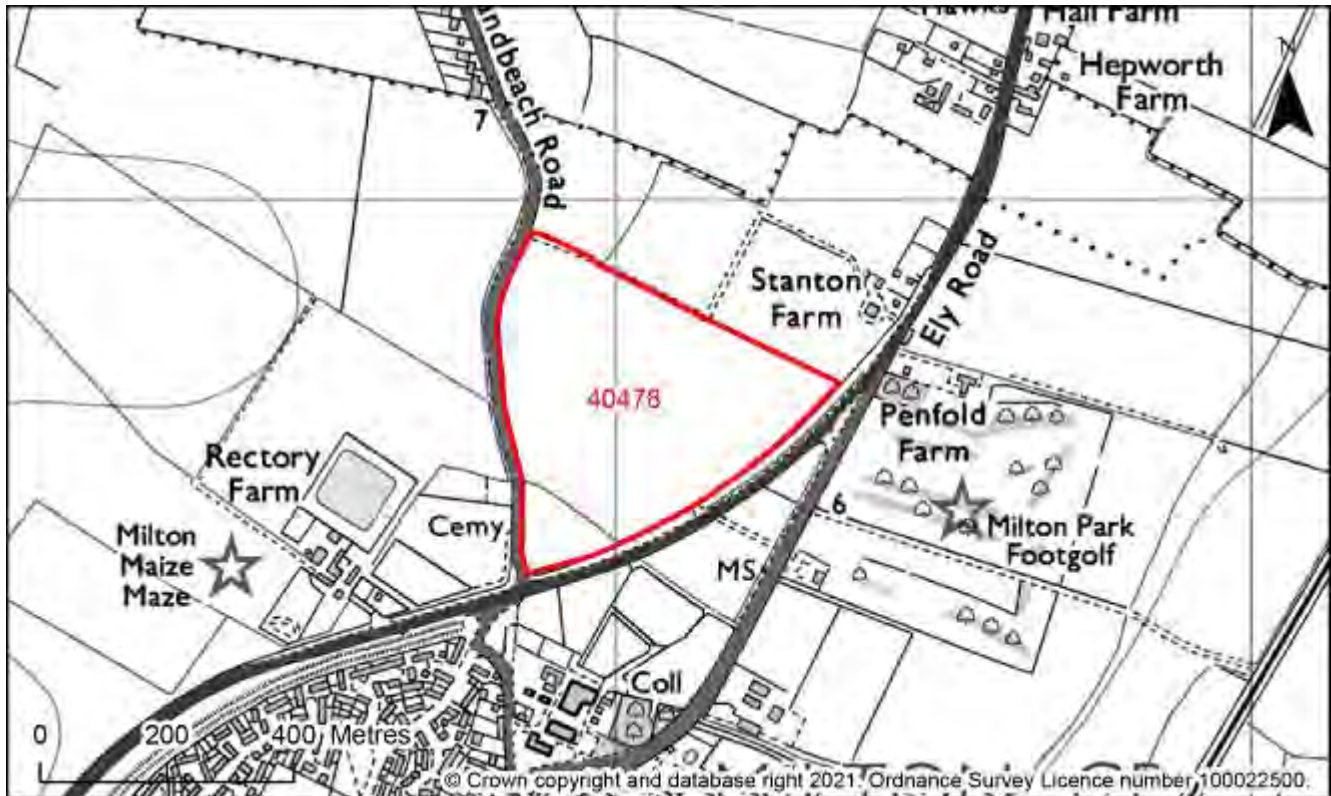
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	405
Estimated employment space (m <sup>2</sup> )	54000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land to the north west of Ely Road, Milton, CB24 6AE

Site Reference: 40478

Map 526: Site description - Land to the north west of Ely Road, Milton



## Site Details

Criteria	Response
Site area (hectares)	16.33
Parish or Ward	Milton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Retail



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	20000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  17% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Fen Edge  The site is generally typical of the local character of a low-lying, flat open landscape with extensive vistas.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is a triangular shaped arable plot located to the north of Milton. Generally, the site exhibits a mixed character with open views from most areas. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, but the site would

Issue	Assessment	Comments
		essentially see development in the countryside.
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There is a ditch that runs through the southwest corner of the site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	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 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 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: 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>Milton is located within the A10 corridor which has a nil deterrent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge.</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	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	<b>Green</b>	<p>Site adjacent to cemetery, however, non-residential use proposed.</p>

## 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: LA6; MI1  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> )	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the east of Ely Road, Milton, CB24 6DD

## Site Reference: 40513

Map 527: Site description - Land to the east of Ely Road, Milton



## Site Details

Criteria	Response
Site area (hectares)	12.24
Parish or Ward	Milton 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, Paddock/scrub
Proposed development	Residential, Older persons 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	<p>Outside Development Framework</p> <p>Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands</p> <p>Local Character: The Fen Edge</p> <p>The site is generally atypical of the local character of a low-lying, flat open landscape with extensive vistas.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is college of West Anglia and arable land, located to the north of Milton. Generally, the site exhibits a mixed character with containment in the south and west. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, but the site would essentially see development in the countryside. Residential development is inappropriate here as the site is</p>

Issue	Assessment	Comments
		isolated from the village.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There is a ditch which runs adjacent to the east and southwest boundaries that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 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>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>Development could have impact on setting of conservation area, but careful design of access point and southern edge should avoid this. Development is unlikely to harm nearby scheduled ancient monument.</p>
Archaeology	Amber	Extensive Roman settlement known to the east, elements of which 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 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: 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>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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will 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>

Issue	Assessment	Comments
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. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 59% Grade 2; 41% 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: MI4; OA2  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.

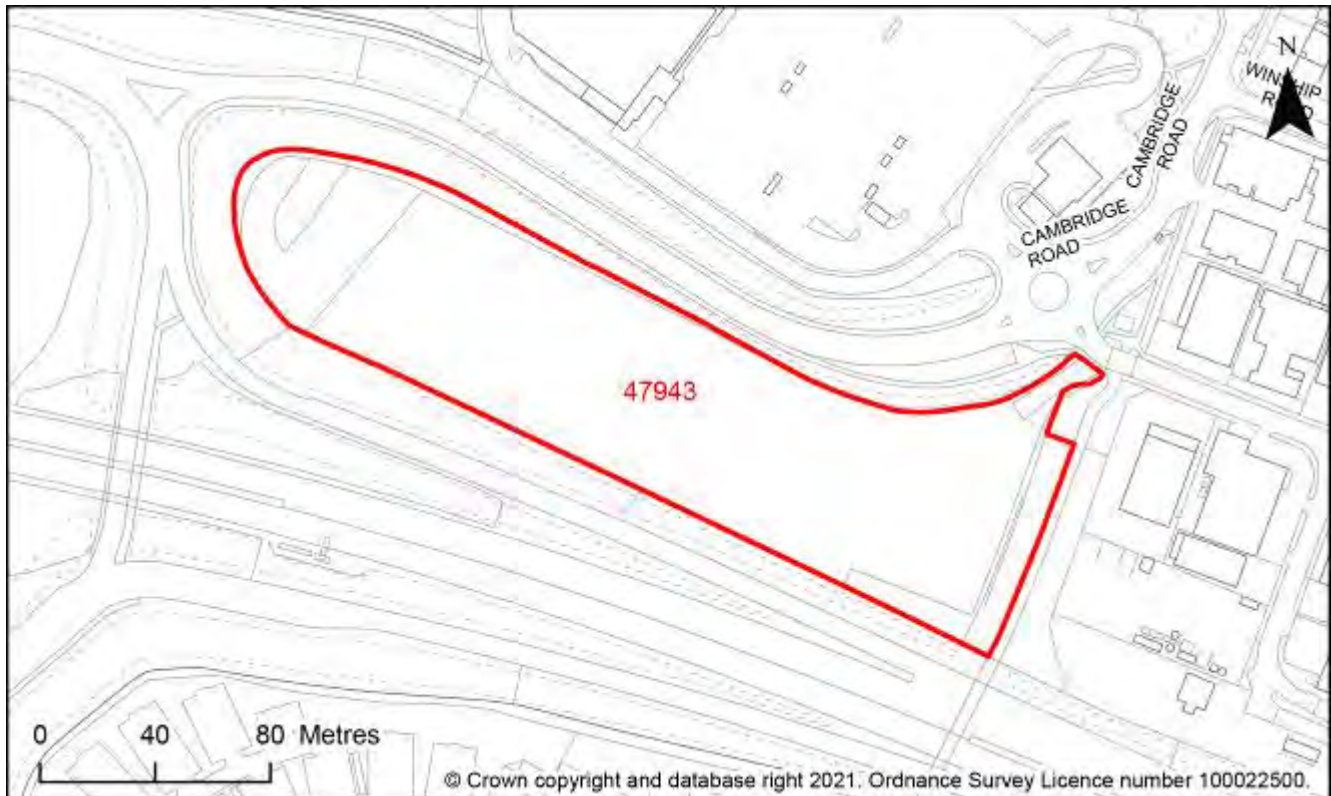
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	8
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 south of Milton, north of A14, Milton, CB23 3PE

Site Reference: 47943

Map 528: Site description - Land south of Milton, north of A14, Milton



## Site Details

Criteria	Response
Site area (hectares)	1.95
Parish or Ward	Milton CP; East Chesterton
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, Specialist/other forms of 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>	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  Within or partially within 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 100 year event  16% 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  Development upon this site would have a significant adverse impact to the local landscape character and views. It would remove the landscape separation between Milton and Cambridge. Even with a reduction in residential units and with landscape mitigation

Issue	Assessment	Comments
		measures the harm would still be significant.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology likely to survive in this 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 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	<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 industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Site is adjacent to and overlaps contaminated land. Conditions required. Phase II likely.</p>

### 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</p>

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: MI13 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	37
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Rectory Farm, Milton, CB24 6DA

Site Reference: 54906

Map 529: Site description - Land at Rectory Farm, Milton



## Site Details

Criteria	Response
Site area (hectares)	94.52
Parish or Ward	Milton CP; Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	30000
<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  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  8% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  A large site located to the north west of the village of Milton. Wide and local views are high due to lack of intervening vegetation and built form. Development upon this site would have a significant adverse impact

Issue	Assessment	Comments
		to the local landscape character. It would be an encroachment into the landscape, isolated, an urbanisation of the rural landscape and permanent. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse, unacceptable and incongruous with the rural landscape.
Biodiversity and Geodiversity	Amber	<p>Any discharge of water, or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated 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 Iron Age and Roman archaeology with finds of Roman date recorded in the area.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 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: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would 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>Milton is located within the A10 corridor which has a nil deterrent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge.</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. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Site adjacent to contaminated 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	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: LA6; LA7; MI1; OA1  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?	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 therefore it is 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	1500
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Newton Hall Industrial Estate, Town Street, Newton, CB22 7PE

**Site Reference: 40321**

**Map 530: Site description - Newton Hall Industrial Estate, Town Street, Newton**



## Site Details

Criteria	Response
Site area (hectares)	4.95
Parish or Ward	Newton 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
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development,



	Research and Development, Public open space, Community facilities, Recreation and leisure, Healthcare
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	190

## 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 (8%)  Partly in Flood Zone 3 (7%)  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	Lies within 10m of a TPO  NCA 87: East Anglian Chalk District Area: Chalklands.  The site is atypical due to the level of development on the site but it is surrounded by land typical of the character  Landscape Character Assessment (2021) Landscape Character Area - 7D: Newton Chalk Hills

Issue	Assessment	Comments
		The site is a made up a large manor house and some large outbuildings located outside the Development Framework and within the Green Belt. The site is very much still reminiscent of a farmstead with large barn buildings. Development on this site could be withstood if completed sympathetically retaining the farmstead character of the existing site. The extents of the development should be limited to a similar ratio as the existing buildings to retain the rural character. Existing vegetation, particularly trees, should be retained as part of a comprehensive landscape strategy for the site.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site lies adjacent to the Hoffer Brook which will require survey 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	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>There is potential for low level development on the area of the estate which is currently covered by large sheds. Newton Hall would need to retain a large garden as at present to maintain its setting. The lodge would also need to retain an appropriate setting. Any development would need to be of an appropriate density, scale and design so as not to harm the setting of the Hall and the adjacent St Margaret's Church.</p>
Archaeology	Amber	Located to the south west of the medieval parish church. Cropmarks are recorded 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 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: 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>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site will need to consider sustainable transport links to access local service. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Whittlesford Parkway and/or Foxton to access the stations and local services. There is an ongoing transport study into the A505 corridor where 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>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NW6; NW8; OA7 Very High; High; Moderate High

### Available (Outcome = Green)

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

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

**Achievable (Outcome = Green)**

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

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	54
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the north of Whittlesford Road, Newton, CB22 7PH

Site Reference: 40475

Map 531: Site description - Land to the north of Whittlesford Road, Newton



## Site Details

Criteria	Response
Site area (hectares)	1.42
Parish or Ward	Newton 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	30

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (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	Amber	NCA 87: East Anglian Chalk  District Area: Chalklands.  The site is typical of this character type  Landscape Character Assessment (2021) Landscape Character Area - 7D: Newton Chalk Hills  The Site is quite enclosed by tree and hedgerows at its boundaries. The landscape impacts are intermediate. Most impacts could be mitigated by planting and strengthening boundaries.
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 to comply with up-coming National legislation and developing local policies.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks are located to the south of the site
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>



Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 7 - M11 South  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NW2; NW5  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	14
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

# Land south of Dry Drayton Road, Oakington, CB24 3YW

Site Reference: 40188

Map 532: Site description - Land south of Dry Drayton Road, Oakington



## Site Details

Criteria	Response
Site area (hectares)	11.43
Parish or Ward	Oakington and Westwick 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, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	4500
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (30%)  Surface water flooding: 3% lies in a 1 in 30 year event  6% lies in a 1 in 100 year event  37% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	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. The site is typical, but the large, regular field patterns, long views and level ground show the influence of the Fen landscape to the north.  District Area 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

Issue	Assessment	Comments
		<p>tranquil, rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is a large, Regular open agricultural field to the south of Oakington. The site appears remote from the village, and although open, views to the site are limited by the lack of PROWs, close-by dwellings and screening by vegetation and buildings. Development of the whole site would introduce a large, remote island of development into open countryside, separated from the village. Although the local landscape is only of average quality, such a large development would still produce harmful landscape and visual effects.</p>
Biodiversity and Geodiversity	<b>Green</b>	<p>Consultation with Natural England not required. Designated sites not impacted. Boundary habitats may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value but could be retained. Adjacent drains may support protected species e.g. water vole. Farmland birds may be present. Great crested newt records within 200m. Farmland bird populations may be present.</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>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>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>	<p>Located in a landscape of extensive prehistoric and Roman archaeology</p>
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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	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 not located close to the busway and must consider how to connect to this high quality public transport link. Cumulative impact 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 site is capable of 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	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK9; OA12  Very High; High

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	4500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land south of Water Lane, Oakington, CB24 3AH

## Site Reference: 40189

Map 533: Site description - Land south of Water Lane, Oakington



### Site Details

Criteria	Response
Site area (hectares)	3.03
Parish or Ward	Oakington and Westwick 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, Residential care home, Public open space, Recreation and leisure
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  Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (99%)  Partly in Flood Zone 3 (98%)  Surface water flooding: 1% lies in a 1 in 30 year event  52% lies in a 1 in 100 year event  93% lies in a 1 in 1000 year event
Landscape and Townscape	Red	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. This site is typical of the area merging with the Fen Edge but is heavily influenced by the detailed edge of village landscape.  District area - 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.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		Development of this site without substantial landscape and visual harm to the village. Any development access from Water Lane would alter and degrade the landscape character, removing the Important Countryside Frontage, closing views to the wider landscape, and impacting on the recreation ground, the Green Belt and the Conservation Area. Any large buildings, such as a care home, would cause significant landscape harm.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. The whole site is listed as potential floodplain grazing marsh, a priority habitat; however, this would require verification through survey. If the site assessment confirms the site is predominantly priority habitat, then the site should be assessed as Red. If the site is assessed as not predominantly priority habitat then the site can be assessed as Green. There is a water body adjacent to the southeast boundary which will require further assessment and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. -----OR-----</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within an Important Countryside Frontage</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</p>

Issue	Assessment	Comments
		could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within a Conservation Area</p> <p>The site is entirely within the Conservation Area, comprising a piece of open space added to the Conservation Area in 2005 due to its importance to the area's history and setting. Development of the site would have a strongly adverse impact on the character and appearance of the Conservation Area, which cannot be reasonably mitigated.</p>
Archaeology	Red	The site contains earthworks relating to medieval settlement and agriculture. Extensive Saxon activity also known in the vicinity including a cemetery 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: 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</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	The site is not located close to the busway and must consider how to connect to this high quality public transport link. Cumulative impact assessments 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	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 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2; OK4  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**

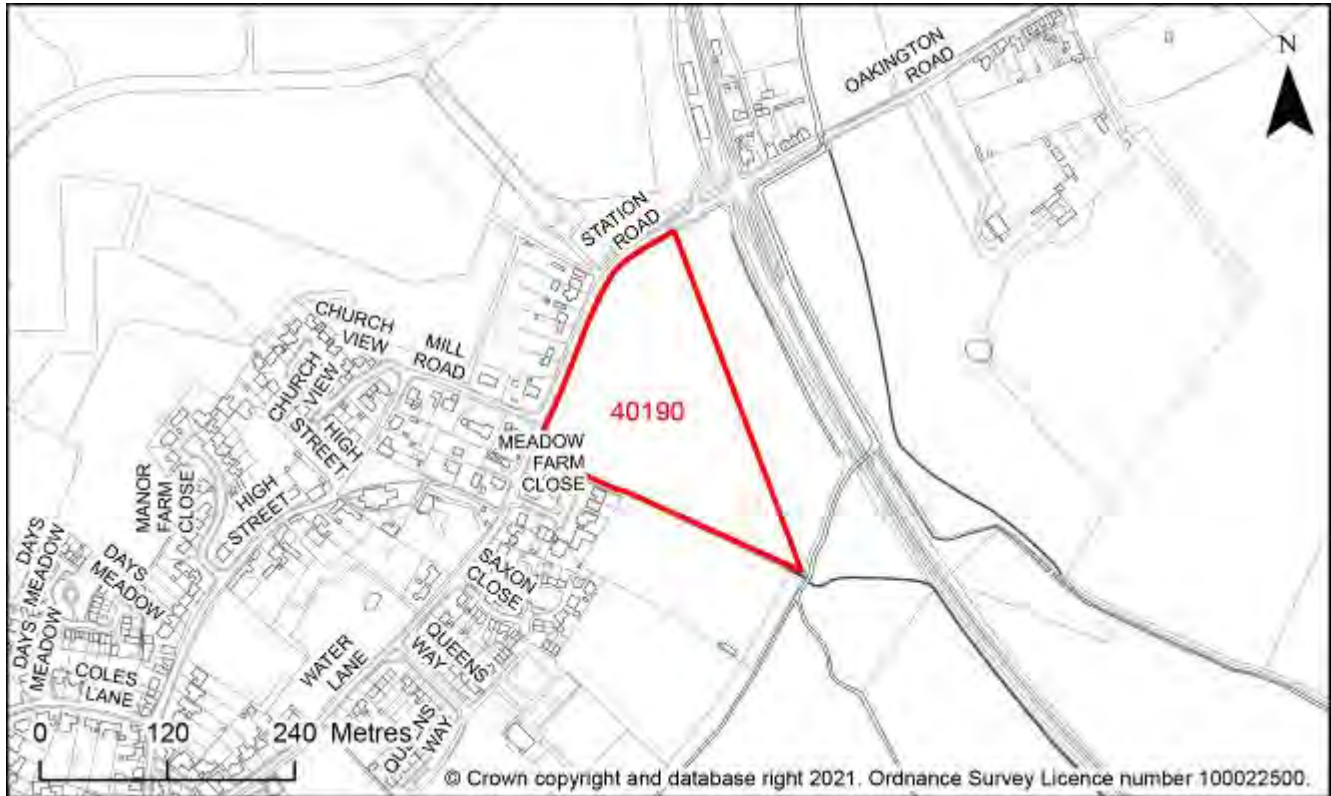
Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Mansel Farm, Station Road, Oakington, CB24 3AH

## Site Reference: 40190

Map 534: Site description - Land at Mansel Farm, Station Road, Oakington



### Site Details

Criteria	Response
Site area (hectares)	3.72
Parish or Ward	Oakington and Westwick 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	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	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (33%)  Partly in Flood Zone 3 (19%)  Surface water flooding: 2% lies in a 1 in 100 year event  11% lies in a 1 in 1000 year event
Landscape and Townscape	Red	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. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes.  District area - 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.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands



Issue	Assessment	Comments
		The proposed development of 102 dwellings (approximately 27 DPH) would produce a large, dense area of development on the village edge that would be highly visible in the landscape at odds with the linear village form and lower existing housing densities. It would also significantly reduce the separation between Oakington and Westwick. The development of the whole site as proposed would produce unacceptable landscape and visual effects. The development of a large, bulky building such as a care home would be particularly inappropriate in this location.
Biodiversity and Geodiversity	<b>Green</b>	<p>Consultation with Natural England not required. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt.</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>Red</b>	<p>Within 100m of a Conservation Area</p> <p>Would cause significant harm to 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	<b>Amber</b>	Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known to the south.
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: 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>The site is located close to the busway and must consider how to connect to this high quality public transport link. In addition to this, the site must consider the impact of the Northstowe development site located in Longstanton. In addition, the Oakington Crossroads and Cambridge Road/New Road Junction have been identified to be improved. 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 proposed site will be affected by road traffic noise from nearby main roads and the nearby Cambridge Guided Busway but is acceptable in principle subject to appropriate detailed design considerations 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	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 78% Grade3; 22% Non-Agricultural  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: OK2  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.

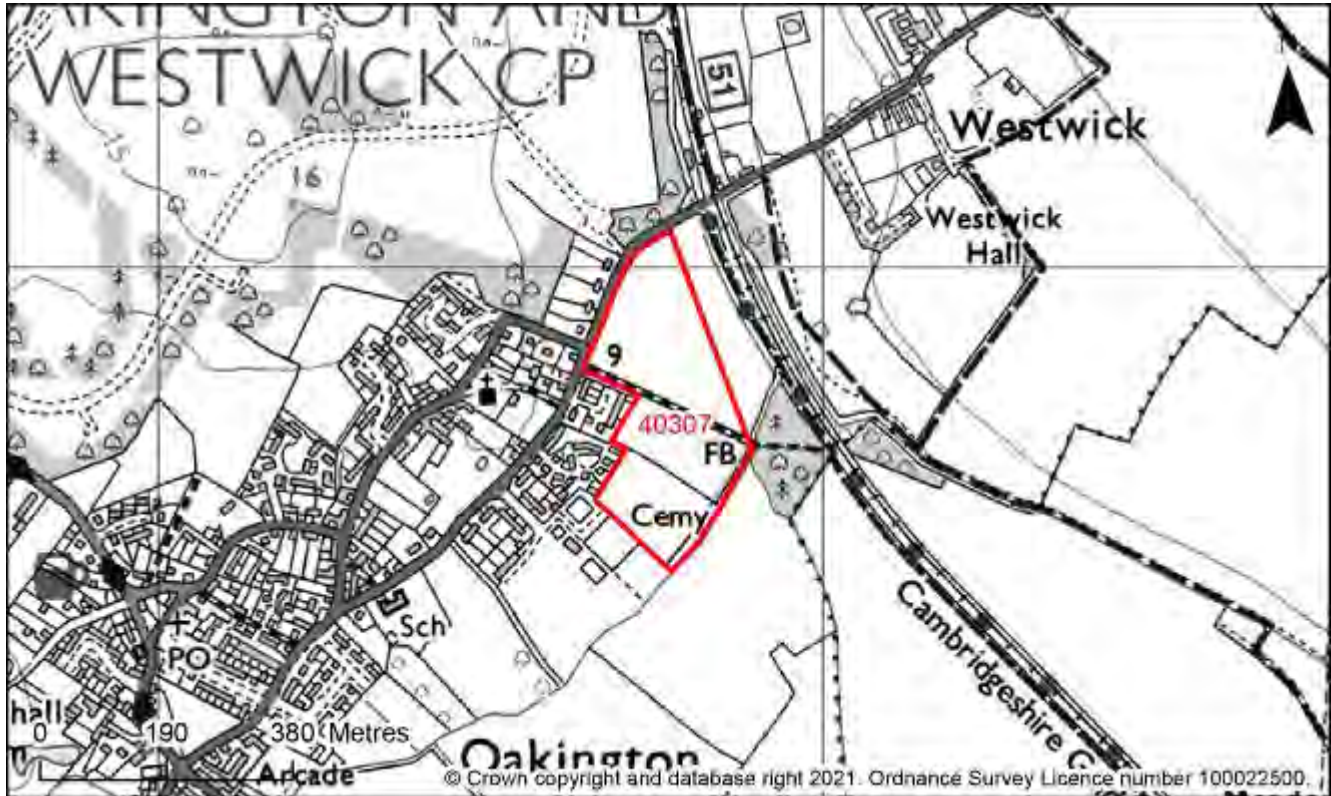
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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

# Opposite 9 Station Road, Oakington, CB24 3AH

Site Reference: 40307

Map 535: Site description - Opposite 9 Station Road, Oakington



## Site Details

Criteria	Response
Site area (hectares)	7.22
Parish or Ward	Oakington and Westwick 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, 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>	100

## 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  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (50%)  Partly in Flood Zone 3 (27%)  Surface water flooding: 1% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  19% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	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. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes.  District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with,

Issue	Assessment	Comments
		<p>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 - 2B: Cottenham Fen Edge Claylands</p> <p>The site has some screening along station road but is generally open and exposed, and forms a prominent entrance to Oakington when approaching from the north. The proposed development of a 60 unit care home would be a landmark feature at the northern entrance to Oakington, and widely visible in an open landscape. A typical, large, bulky care home building would not be an appropriate in the open, village edge location, and would cause unacceptable levels of harm to the landscape.</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, 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 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 Conservation Area</p> <p>There are no known heritage assets on this site. The conservation area is close to the site, but the impact of any development could be mitigated by appropriate design of the buildings and access to the site.</p>
Archaeology	Amber	<p>Site contains multi period cropmark features and earthwork remains</p>



Issue	Assessment	Comments
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> <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>The site is not located close to the busway and must consider how to connect to this high quality public transport link. Cumulative impact 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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>



Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 89% Grade 3; 11% Non-Agricultural  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2  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.

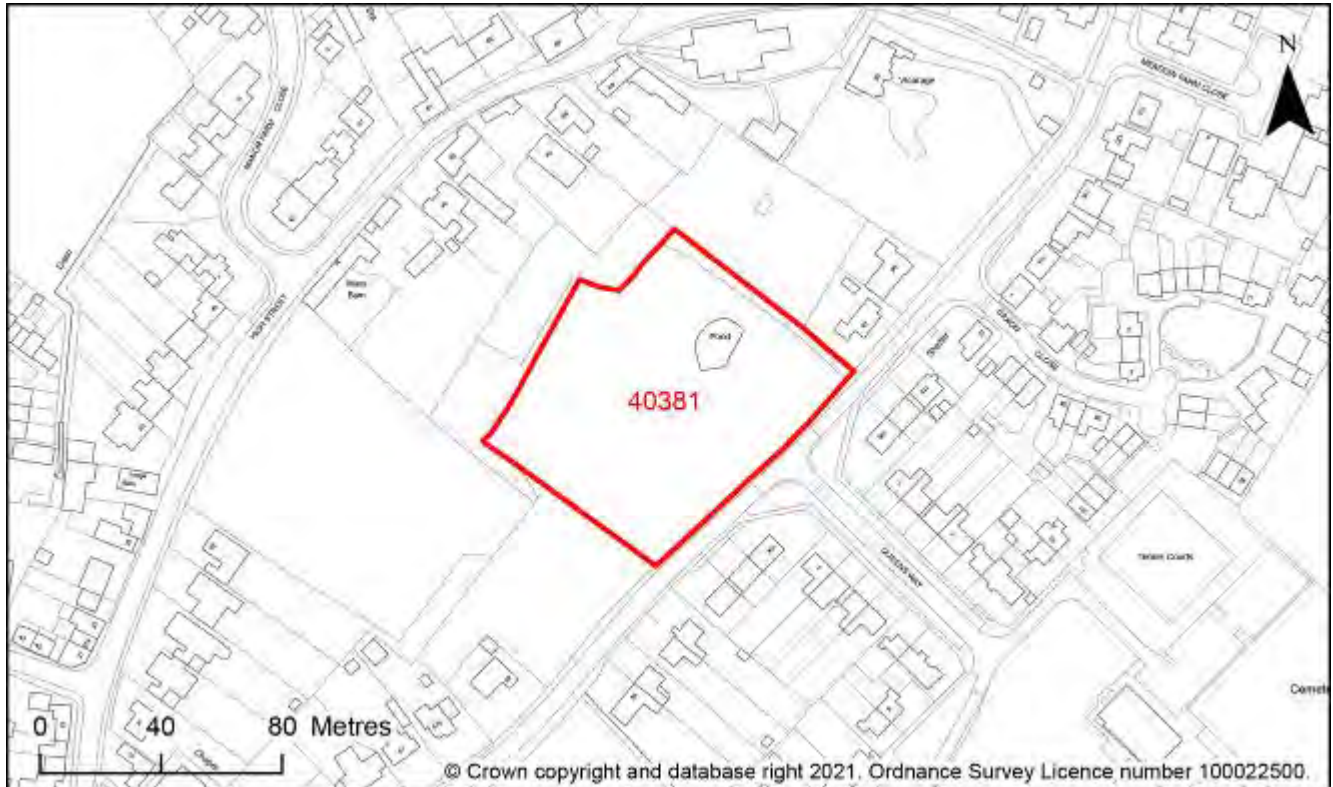
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
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 north of Water lane, Oakington, CB24 3AG

Site Reference: 40381

Map 536: Site description - Land north of Water lane, Oakington



## Site Details

Criteria	Response
Site area (hectares)	0.73
Parish or Ward	Oakington and Westwick 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	Paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Wholly 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 1000 year event
Landscape and Townscape	Red	Primarily within a PVAA  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. This site is typical of the area merging with the Fen Edge, but is enclosed and heavily influenced by the detailed character of the village landscape.  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.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  It would be difficult to develop this site without

Issue	Assessment	Comments
		substantial landscape and visual harm to the village landscape. Any development would alter and degrade the landscape character, would likely remove most of the mature hedgerows and trees along Water lane, would impact on the Conservation Area and remove a large part of the Protected Village Amenity Area. Providing an acceptable level of landscape mitigation to set any development in the landscape would be difficult.
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. There is a known local GCN metapopulation within the area that is likely to require assessment and 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. 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	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	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Potential impact to setting and character of the Conservation Area and Grade II* and Grade II listed buildings. The harm could be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic village core to the south 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: 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	Green	<p>No Comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

## Development Potential

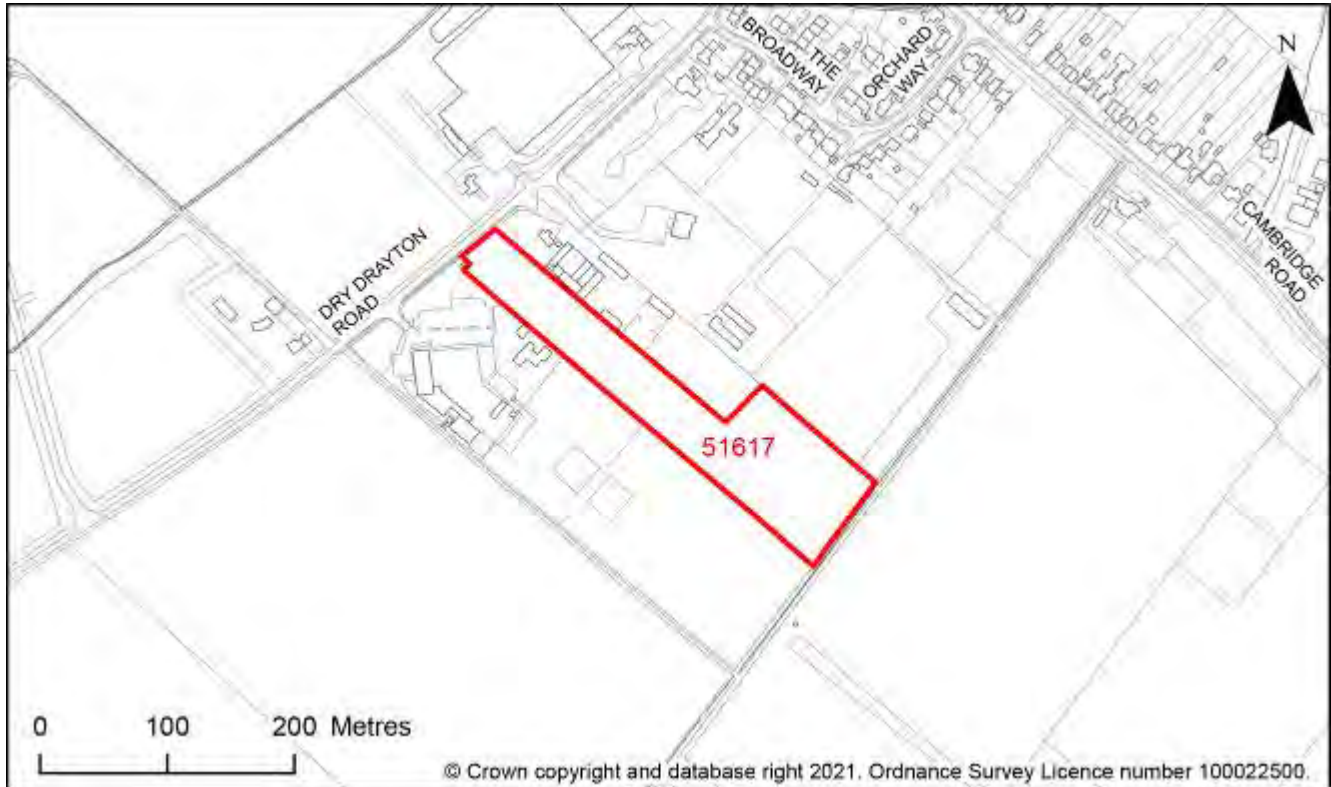
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Dry Drayton Road, Oakington, CB24 3BD

Site Reference: 51617

Map 537: Site description - Dry Drayton Road, Oakington



## Site Details

Criteria	Response
Site area (hectares)	2.00
Parish or Ward	Oakington and Westwick 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, Residential care home, 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  Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (93%)  Partly in Flood Zone 3 (25%)  Surface water flooding: 16% lies in a 1 in 30 year event  42% lies in a 1 in 100 year event  74% 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  This is an 'L' shaped site located to the south west of the village of Oakington outside the settlement framework. It is a rural location with access via Dry Drayton Road located to the north west of the site's boundary. The site is a grass field bordered by native hedgerows. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be

Issue	Assessment	Comments
		incongruous and harmful and appear detached from the settlement framework.
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 but may be of relatively low ecological importance. All schemes will need to achieve 10% biodiversity net gain to comply with local policy and emerging UK 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	Green	Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric or Roman date are recorded in the vicinity.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 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: 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
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID: OK8; OK9

Harm of Green Belt Release		High; Low
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### **Available (Outcome = Green)**

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

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

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

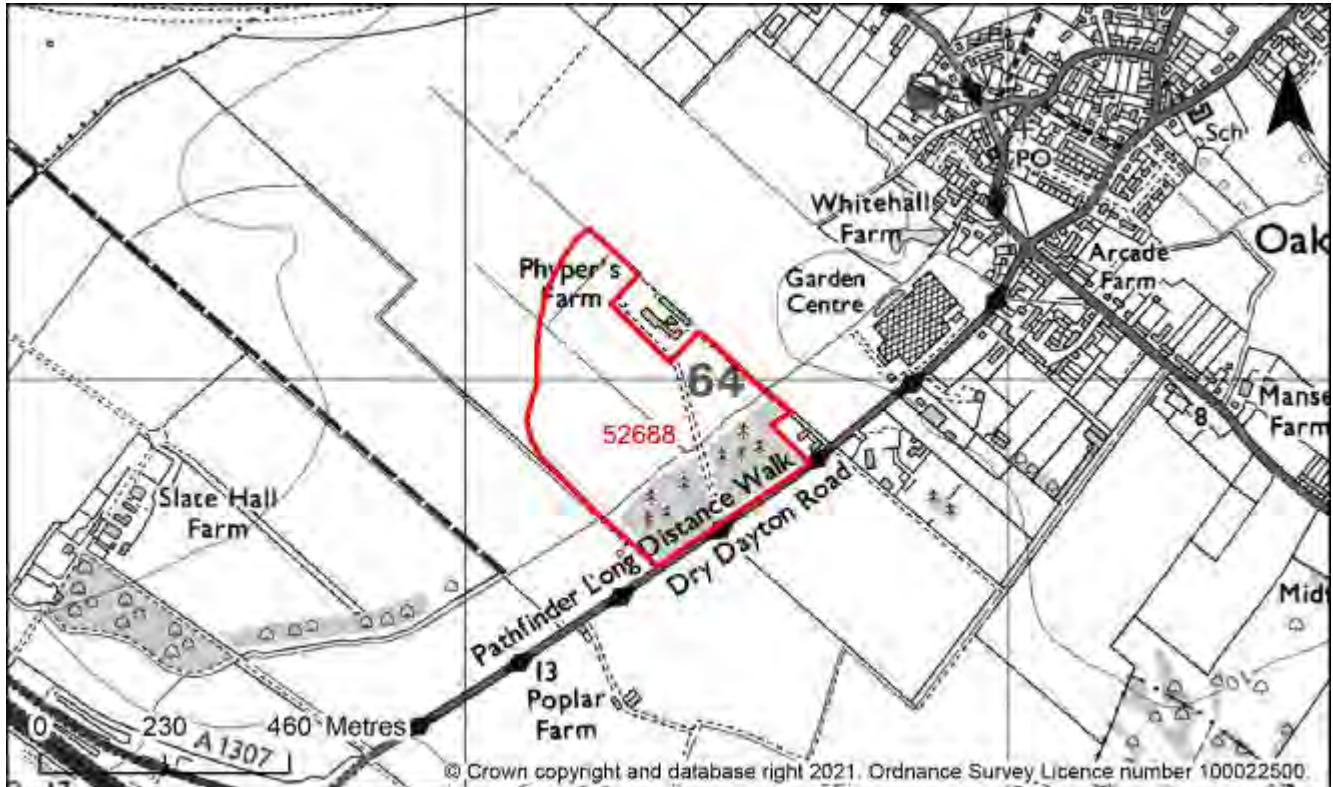
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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 at Phypers Farm, Oakington, CB24 3YW

Site Reference: 52688

Map 538: Site description - Land at Phypers Farm, Oakington



## Site Details

Criteria	Response
Site area (hectares)	16.90
Parish or Ward	Oakington and Westwick 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, 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 (m<sup>2</sup>)</b>	10000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Red</b>	Flood zone: Partly in Flood Zone 2 (53%) Partly in Flood Zone 3 (21%) Surface water flooding: 16% lies in a 1 in 30 year event 26% lies in a 1 in 100 year event 55% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development throughout the site would have a significant adverse impact to the wide and local

Issue	Assessment	Comments
		landscape character, and views. It would be an encroachment into the landscape, permanent, removal of existing open agricultural fields and urbanisation of the countryside. However, development to be restricted to the north of the site as an extension of the existing commercial build, with a significant reduction in commercial floor space the harm would be reduced subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	<p>No impact on sites designated for nature conservation. Boundary drains, Oakington Brook, trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. There are records of great crested newt within 500m and badger, barn owl, water vole and otter in immediate proximity to the site. Woodland may be of ecological value, although appears to be newly established. Grassland likely to be of low ecological value. All schemes should deliver at least 10% measurable net biodiversity 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	Located in a landscape of extensive prehistoric and Roman archaeology. Cropmarks of this date range are recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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	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: 85% Grade 2; 15% Grade 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

**Achievable (Outcome = Green)**

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

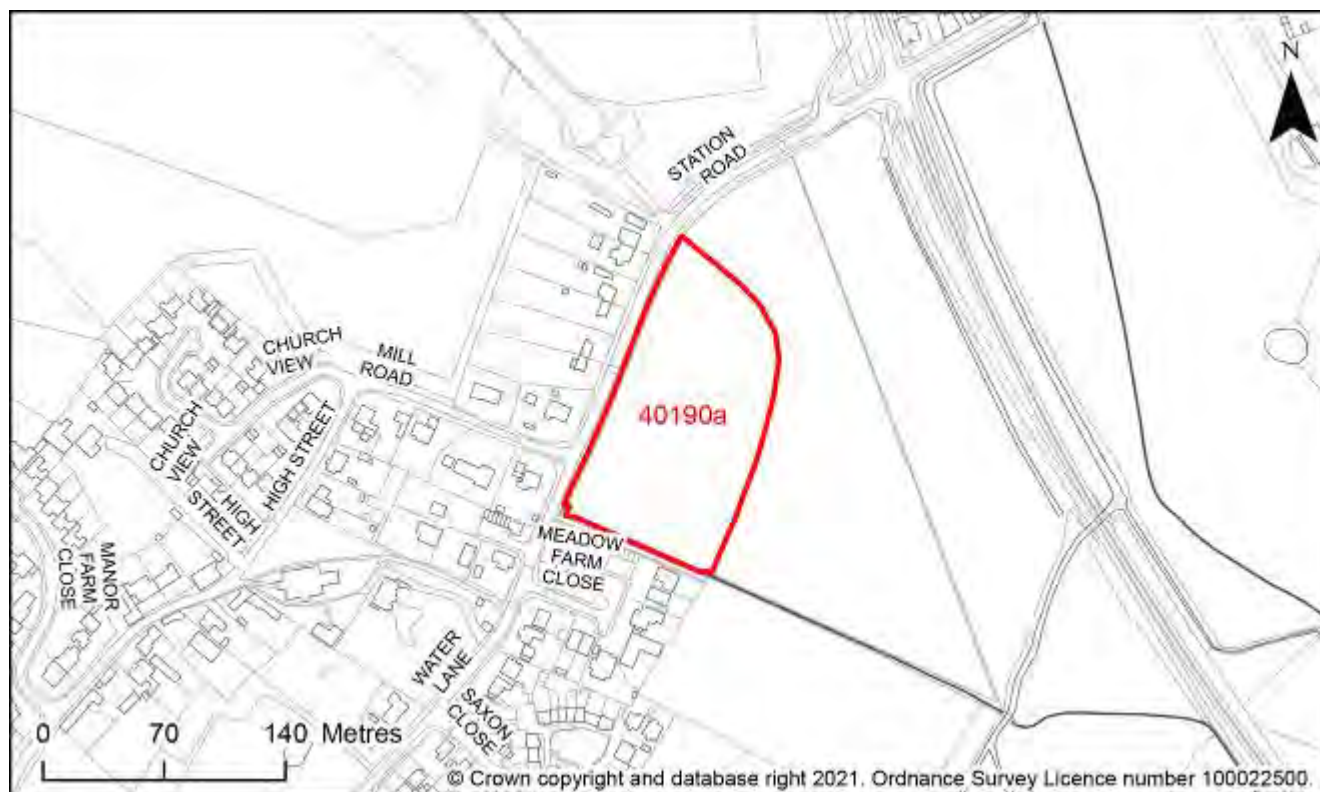
## Development Potential

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 at Mansel Farm, Station Road, Oakington, CB24 3AH

Site Reference: 40190a

Map 539: Site description - Land at Mansel Farm, Station Road, Oakington



## Site Details

Criteria	Response
Site area (hectares)	1.43
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	Unknown

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  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	Amber	<p>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. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes.</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 - 2B: Cottenham Fen Edge Claylands</p> <p>Any development should avoid creating a visually elongated north-south edge to the village and should not extend past the line of existing development to the</p>

Issue	Assessment	Comments
		north of Station Road. A robust planting scheme will be required to screen and filter views and set development within the landscape.
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England not required. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt.</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 Conservation Area</p> <p>Development of the site would cause harm to the conservation area. The impact could be reasonably mitigated.</p>
Archaeology	Amber	Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known 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>

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>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 close to the busway and must consider how to connect to this high quality public transport link. In addition to this, the site must consider the impact of the Northstowe development site located in Longstanton. Also, the Oakington Crossroads and Cambridge Road/New Road junction have been identified to be improved. This will need to be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA
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: 79% Grade 3; 21% Non-Agricultural

		Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2  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 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**



<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	14
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Slate Hall Farm, Bar Hill, CB23 8HB

Site Reference: 40248

Map 540: Site description - Land at Slate Hall Farm, Bar Hill



## Site Details

Criteria	Response
Site area (hectares)	107.48
Parish or Ward	Oakington and Westwick CP; 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
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Public open space, Recreation and leisure, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	526000
<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 (19%) Partly in Flood Zone 3 (16%) Surface water flooding: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, though recently damaged/altered due to highways improvements to A14  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands

Issue	Assessment	Comments
		The site has experience considerable change due to the nearby A14 upgrade works. The landscape character of this area has undergone disruption and is degraded due to the intrusion of a major transport route. Development of this site would further degrade the landscape character of the area. Limited low-level development could be achieved if focused near the existing developed area and well buffered.
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England unlikely to be required(unless residential). Hedgerows, woodland, mature trees and watercourses may qualify as priority habitat/Habitats of Principal Importance and support protected/notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Records of bats (including barbastelle), water vole and otter within site. Farmland bird populations may be present.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive settlement of Iron Age and Roman date 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 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: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Red	<p>Remote from any adjacent settlement, sustainability issues (currently proposed for B2/B8) which is possibly more acceptable.</p> <p>Transport Assessment and Travel Plan required.</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	Partially in AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 74% Grade 2; 26% 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 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> )	526000
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 Malton Road, Orwell, SG8 5QR

Site Reference: 40324

Map 541: Site description - Land to the west of Malton Road, Orwell



## Site Details

Criteria	Response
Site area (hectares)	8.78
Parish or Ward	Orwell 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	155



## 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>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: Western Claylands</p> <p>The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site comprises two parcels of agricultural land outside of the development framework boundary and extends south east into the countryside. The site is well enclosed to the east and west, but is largely open in areas north and south and forms part of the wider arable setting. The site is very large and this proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village.</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 drain that runs through the site east to west that may require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site contributes to the setting of the Conservation Area. Development in the numbers proposed has the potential to harm the setting of the Conservation Area and the historical from of the village which has seen limited new development along Town Green</p> <p>Road. Limited development might be possible on part of the site but this would need to respect the prevailing density and character of the Conservation Area.</p>
Archaeology	Amber	Located on the southern edge of the historic settlement
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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>The site is located in a rural location so connectivity needs to be addressed. The site may not be considered to be sustainable due to the lack of walking/cycling and public transport links. There is a walking and cycling corridor improvement proposed along the A603 which will need to be considered. The development will have to consider the vehicle impact onto the A603 and local junctions.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 27% 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	18
Estimated dwelling units	155
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land off Fishers Lane, Orwell, SG8 5QX

Site Reference: 40366

Map 542: Site description - Land off Fishers Lane, Orwell



## Site Details

Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Orwell 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, Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
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 Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands</p> <p>The site is generally atypical of the character mainly due to its location partially in the village, but the immediate surrounding area is typical of the character with a clunch pit close by and a church spire contributing to the skyline of this village. This is an open and intensive arable landscape with scattered woodland.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills</p> <p>The site is partially in and partially outside of the development framework boundary following the pattern of the neighbouring properties, it also abuts the Conservation Area. The wider landscape setting is largely rural comprising rolling arable parcels of land with large, scattered blocks of woodland and sometimes orchards, south bound is the main village. Preservation of the rural countryside character is important; however, a reduced density development on this site may be appropriate, subject to landscape mitigation measures, specifically to limit views from the</p>

Issue	Assessment	Comments
		countryside looking into the site with additional tree and hedgerow planting to boundaries.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The site is approximately 160m from the Orwell Clunch Pit 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	<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 is in the historic core of Orwell. New development has been focussed to the south of High Street. This is a sensitive site, the Grade I Church of St Andrew and the former Rectory form a focal group within the village. Development to the rear of the former rectory with its attendant access has the potential to cause harm to the setting of the church and the conservation area. This harm cannot be reasonably mitigated.</p>
Archaeology	Amber	Finds of Roman and medieval date are recorded in the area.



Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>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.</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	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	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 west of Hurdleditch Road, Orwell, SG8 5QH

**Site Reference: 40378**

**Map 543: Site description - Land to the south west of Hurdleditch Road, Orwell**



## Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Orwell 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	44-60

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily 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	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: Western Claylands</p> <p>The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site comprises agricultural land, outside of the Development Framework Boundary, but abutting it, and extends north west into the countryside. The site is largely open, it is enclosed by the village in the east, but forms part of the wider open arable setting elsewhere. The site is large and would essentially see development in the countryside, extending the village considerably, moving away from the existing pattern of loose knit housing formed around main roads altering the character of the village. Development of the site</p>

Issue	Assessment	Comments
		should reflect the density and pattern of the existing village with development restricted to areas closest to the roadside. Landscape mitigation measures would be required to successfully integrate development into the rural setting.
Biodiversity and Geodiversity	<b>Amber</b>	<p>All planning applications outside of existing settlement boundaries would require consultation with Natural England. All residential developments will require consideration of recreational impacts on nearby SSSIs. Site is 2.4km from Eversden and Wimpole Woods SAC, designated for rare barbastelle bat populations. Habitats within the scheme unlikely to be important for this species but lighting should be carefully designed and enhancement opportunities sought. Boundary habitats may qualify as Habitats of Principal Importance/be of ecological value. 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	<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>	Iron Age archaeology recorded to the east
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

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>The site must promote sustainable travel to the site. There are proposals for a new cycleway on the A603 corridor which will need to be considered. 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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2
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	13
Estimated dwelling units	60
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land to the north east of Hurdleditch Road, Orwell, SG8 5QG

**Site Reference: 40383**

**Map 544: Site description - Land to the north east of Hurdleditch Road, Orwell**



## Site Details

Criteria	Response
Site area (hectares)	0.87
Parish or Ward	Orwell 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> )	-

<b>Proposed housing units</b>	11
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (11%)</p> <p>Partly in Flood Zone 3 (11%)</p> <p>Surface water flooding: 11% lies in a 1 in 30 year event</p> <p>18% lies in a 1 in 100 year event</p> <p>82% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: Western Claylands</p> <p>The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is outside of the development framework boundary and would essentially see development in the countryside, disconnected from the village and any other development. This proposal moves away from the existing pattern of loose knit housing formed</p>

Issue	Assessment	Comments
		around main roads and will alter the character of the village significantly.
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. A watercourse runs adjacent to the northeast boundary of the site that will require surveys and probable mitigation. 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	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. 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	Potential for historic contamination, conditions required.

### Further constraints

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

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

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

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

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

### **Development Potential**

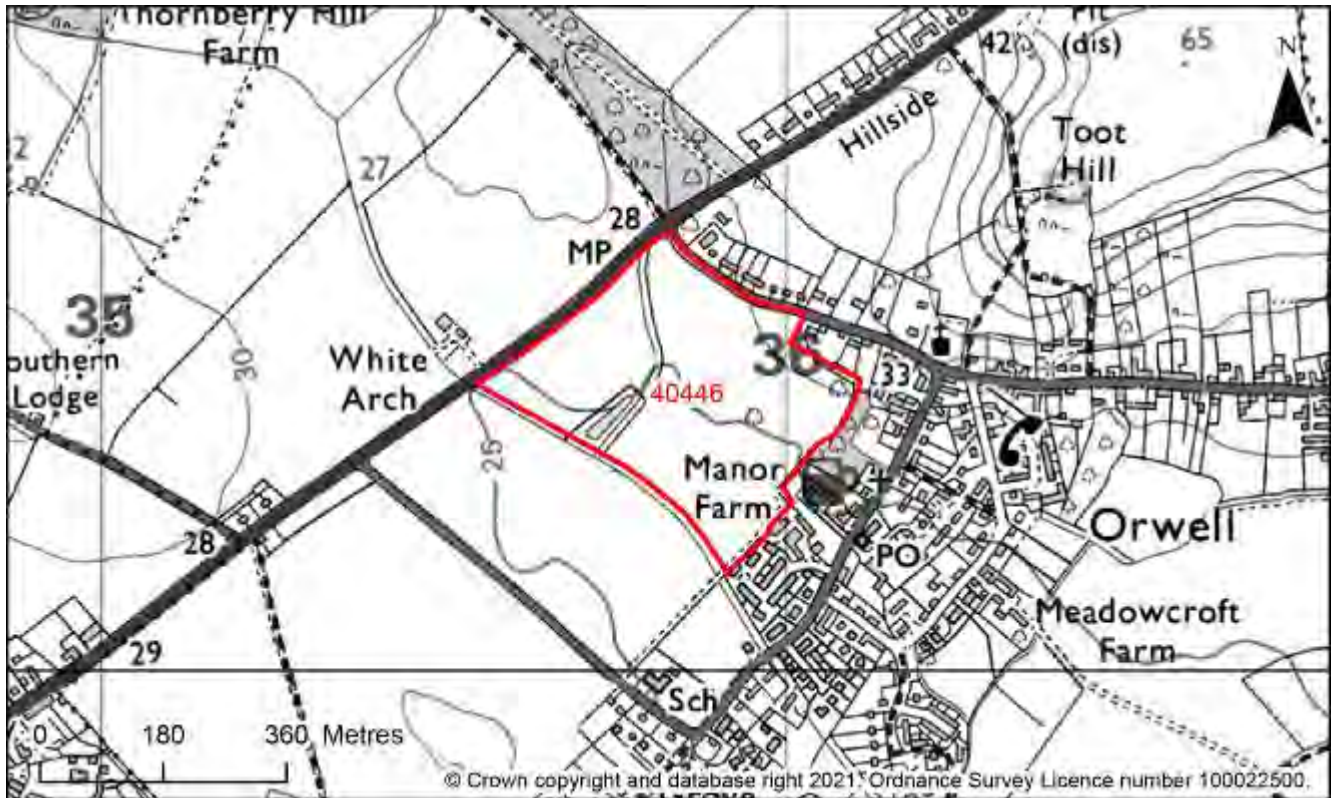
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	11

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 to the south west of Fishers Lane, Orwell, SG8 5QX

Site Reference: 40446

Map 545: Site description - Land to the south west of Fishers Lane, Orwell



## Site Details

Criteria	Response
Site area (hectares)	12.98
Parish or Ward	Orwell 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, Public open space
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	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (4%)</p> <p>Partly in Flood Zone 3 (4%)</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>7% 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>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: Western Claylands</p> <p>The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Development throughout this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, a significant enlargement of the existing settlement, an urbanisation of the rural landscape and the removal of an existing agricultural field.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments will require assesment of recreational pressure on nearby SSSIs. Any development is likely to require consultation with Natural England in relation to Orwell Clunch Pit SSSI. Site is 1.6km from Eversden and Wimpole Woods Special Area of Conservation which is designated for populations of barbastelle bats. Impacts on this species will need to be considered; avoidance/mitigation measures and a Habitats Regulations Assessment may be required. Boundary habitats including drain, hedgerows and trees and adjacnet 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 but may support farmland bird populations. Pond within site may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<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	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>The site is adjacent to the Conservation Area boundary and informs its wider setting. It also informs the setting of several listed buildings, particularly 6 and 8 Town Green 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>

Issue	Assessment	Comments
Archaeology	Amber	Located on the western edge of the historic village with earthworks located in the eastern part 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 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located in a rural location so connectivity needs to be addressed. The site may not be considered to be sustainable due to the lack of walking/cycling and public transport links. There is a walking and cycling corridor improvement proposed along the A603 which will need to be considered. The development will have to consider the vehicle impact onto the A603 and local junctions.</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 2 Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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

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

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

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

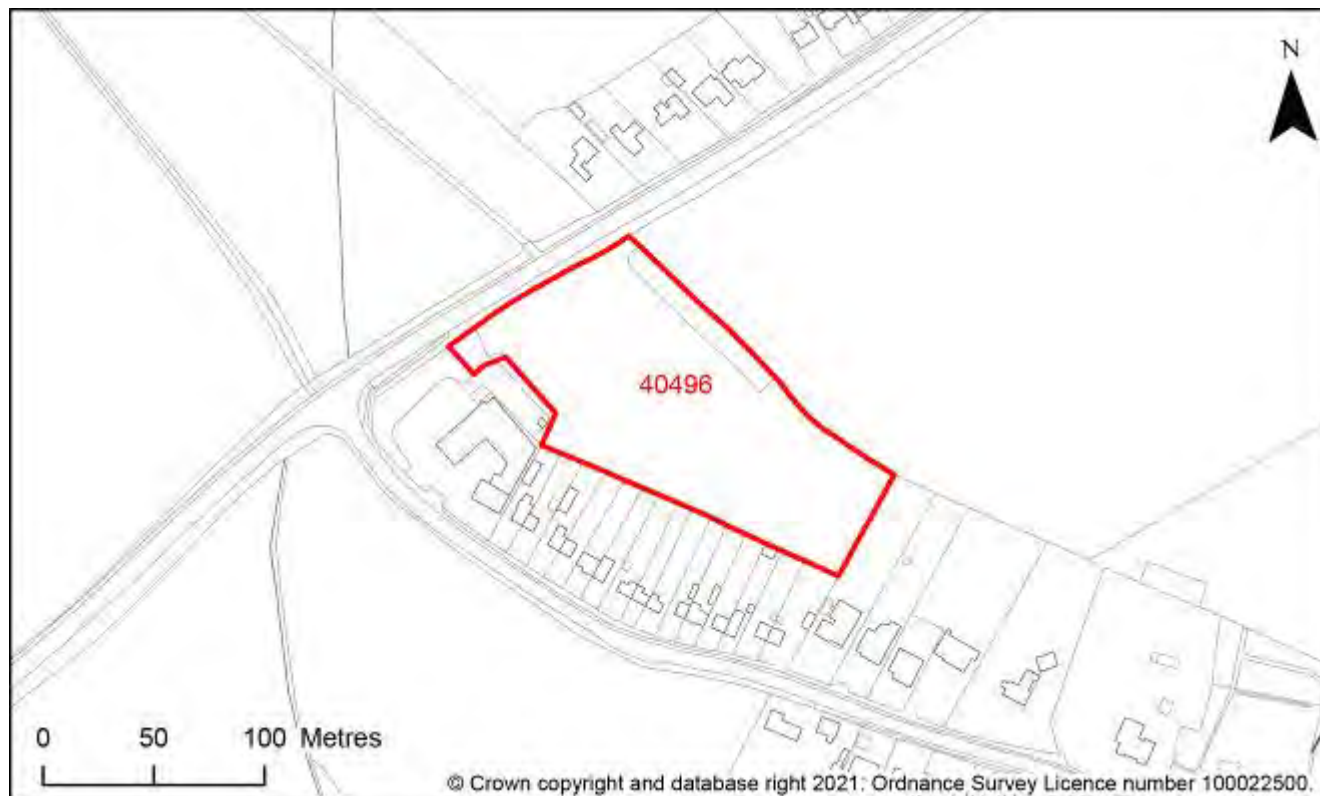
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	195
Estimated 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 rear of Fisher's Lane, Orwell, SG8 5QX

Site Reference: 40496

Map 546: Site description - Land rear of Fisher's Lane, Orwell



## Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
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	Amber	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 - 7E: Wimpole Chalk Hills  The site is in the countryside and currently has enough screening on site to limit views but could benefit further screening north to limit views of the countryside looking into the site. Preservation of the rural countryside character is important. The site abuts the Protected Village Amenity Area and should retain character and tranquillity of the village. This area of the site could incorporate open space and must not be densified. Density and pattern of new developments must reflect that of the existing village.
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 are no apparent priority habitats within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. 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 Registered Park and Garden</p> <p>This field is on the western most edge of Orwell and is lined to by linear residential development to the south and to the north. The development context is detached houses with large gardens. The west of the site lies opposite a Grade I registered park and garden. Some small level of development might be possible, but it would need to respect the residential context and the views into and out of the Wimpole Hall site.</p>
Archaeology	Amber	Located on the western edge of the historic village with earthworks located in the eastern part 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 2,000m</p> <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	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	19
Estimated dwelling units	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 Leaden Hill, Orwell, SG8 5QH

Site Reference: 47890

Map 547: Site description - Land off Leaden Hill, Orwell



## Site Details

Criteria	Response
Site area (hectares)	1.26
Parish or Ward	Orwell 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	9

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands  The site is generally typical of the character, a gently undulating topography with an intensive arable landscape, scattered woodland forms part of the setting, it is atypical of the open character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site has an enclosed character. It is mostly outside of the development framework boundary and abuts it in the north. The site would essentially see development in the countryside. Preservation of the rural countryside is important. However, the development logically extends along Leaden Hill creating a linear settlement pattern which is consistent with the form of Orwell. The orchard should be retained. Buildings should respond to the existing character. Site boundaries are to be strengthened for mitigation purposes.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. All planning applications will require consultation with Natural England. The site is 2.4km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impact on this species will need to be considered e.g. retention of woodland and trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also 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 either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Evidence for Iron Age and Roman activity 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>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Green</b>	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	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 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	7
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 off Hillside, Orwell, SG8 5QZ

Site Reference: 56208

Map 548: Site description - Land off Hillside, Orwell



## Site Details

Criteria	Response
Site area (hectares)	6.97
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	100
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<p>National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands</p> <p>The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills</p> <p>An irregular shaped large site outside the development framework and a rural location. Wide views are limited but local and amenity views are high. Development upon this site would have a significant adverse impact to the local landscape character. It would be an encroachment into the landscape, an urbanisation of the rural landscape and permanent. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse, unacceptable and incongruous with the rural</p>

Issue	Assessment	Comments
		landscape.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land with potential to support protected species, including scarce farmland birds. Site abuts Orwell Clunch Pit SSSI with potential to increase recreational pressure on the rare chalk grassland.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation.</p>
Historic Environment	Amber	<p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>The site is close to the conservation area and the Grade I listed church. Although concealed from the conservation area, development would affect the setting of the listed building; however, the impact could be reasonably mitigated. Quantum and layout would need careful consideration to avoid harm.</p>
Archaeology	Amber	Located adjacent to the route of Roman road.
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Need to consider walking and cycling links into Orwell and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The 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: 79% Grade 2; 21% Grade 3</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:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	14
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

# Butts Farm, Malton Road, Orwell, SG8 5QR

Site Reference: 44365

Map 549: Site description - Butts Farm, Malton Road, Orwell



## Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Orwell CP; Barrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Commercial/industrial, Agricultural land/building
Proposed development	Mixed use, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	3500



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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands  The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Development throughout the site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. However, with the removal of residential units and restricting commercial development to the east the harm would be reduced subject to landscape mitigation works. Typical measures would include the following: existing

Issue	Assessment	Comments
		boundary planting to be protected, retained and strengthened
Biodiversity and Geodiversity	<b>Amber</b>	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England. The site is 2.6km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impacts on this species will need to be considered e.g. retention of woodland and trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also 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	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on the Conservation Area but the impact could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Located on the eastern edge of the historic settlement. Medieval moat and settlement remains recorded to north
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>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</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 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
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

**Achievable (Outcome = Green)**

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

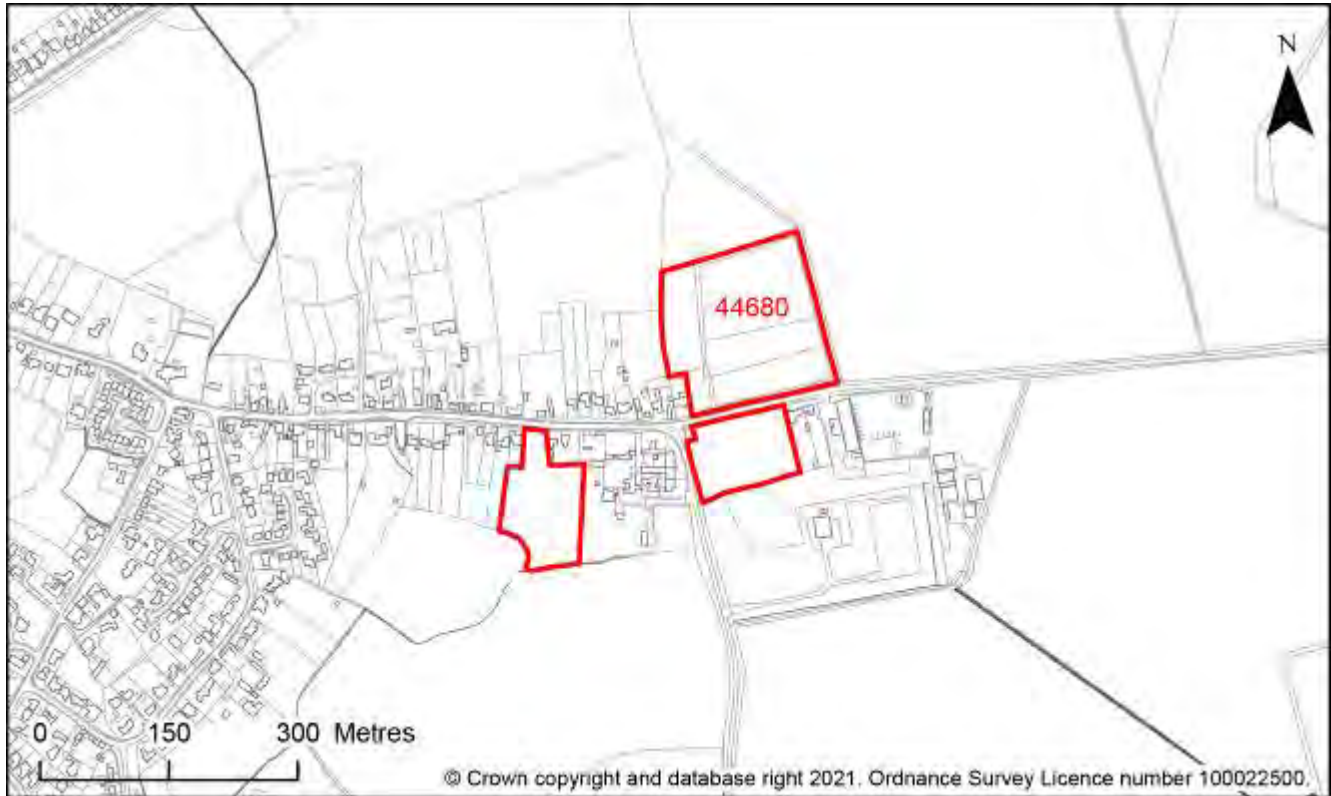
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	3500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Lilac Farm, 60 High Street, Orwell, SG8 5QN

Site Reference: 44680

Map 550: Site description - Lilac Farm, 60 High Street, Orwell



## Site Details

Criteria	Response
Site area (hectares)	5.19
Parish or Ward	Orwell CP; Barrington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	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	Amber	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands  The site is generally typical of the open character, with a gently undulating topography with an intensive arable landscape, scattered woodland forms part of the setting.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site comprises three separate parcels of arable land. The parcels are referred to as Parcel A, Parcel B and Parcel C. The site would essentially see development in the countryside for all three sites. Preservation of the rural countryside is important. However, the development logically extends along High Street and Barrington Road creating a linear settlement pattern which is consistent with the form along the northern part of Orwell. Parcel C may be harmful as it extends back farthest. Landscape mitigation required. Development not to adversely impact woodland adjacent to parcels B and C.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England. The site is 2.3km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impacts on this species will need to be considered e.g. retention of woodland boundary/trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also need to be assessed, but may be agricultural grassland 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>Within a Conservation Area</p> <p>Development form and amount on the site within the village may be acceptable if it closely responds to the context of the conservation area. The two more easterly sites are outside the village and any development on these must still conform to the village characteristics.</p>
Archaeology	Red	Site contains well preserved earthwork remains of ridge and furrow
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by 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: 82% Grade 2; 18% 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, application refused (S/1866/10)
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	3
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 adjacent to Norman Way, Over, CB24 5QE

Site Reference: 40180

Map 551: Site description - Land adjacent to Norman Way, Over



## Site Details

Criteria	Response
Site area (hectares)	3.62
Parish or Ward	Over 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> )	1400

Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within or Partially within an Employment Allocation
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  5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge, 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  The site would essentially see development in the countryside and so ideally development would be free of the western boundary and focused closer to Longstanton road. The edge of village location for development of an extension to the existing industrial park is appropriate for its immediate surroundings of existing commercial buildings.

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. Site likely to be of relatively low ecological value (arable) and young plantation woodland. Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Potential for protected species (water vole, otter) associated with drain. Ponds within 100m may be suitable for 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	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Iron Age and Roman archaeology recorded to the north 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 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: 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	<b>Red</b>	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	<b>Amber</b>	The site needs to consider how it will connect to the busway which is located close to the site. It should be noted that the Willingham crossroads are already over capacity. The applicant will have to undertake cumulative impact assessments.  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 may also be affected by noise from the nearby Cambridge Guided Busway 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>Green</b>	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 27% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	Maintain allocation and retain as established employment area.

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

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and 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> )	1400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75



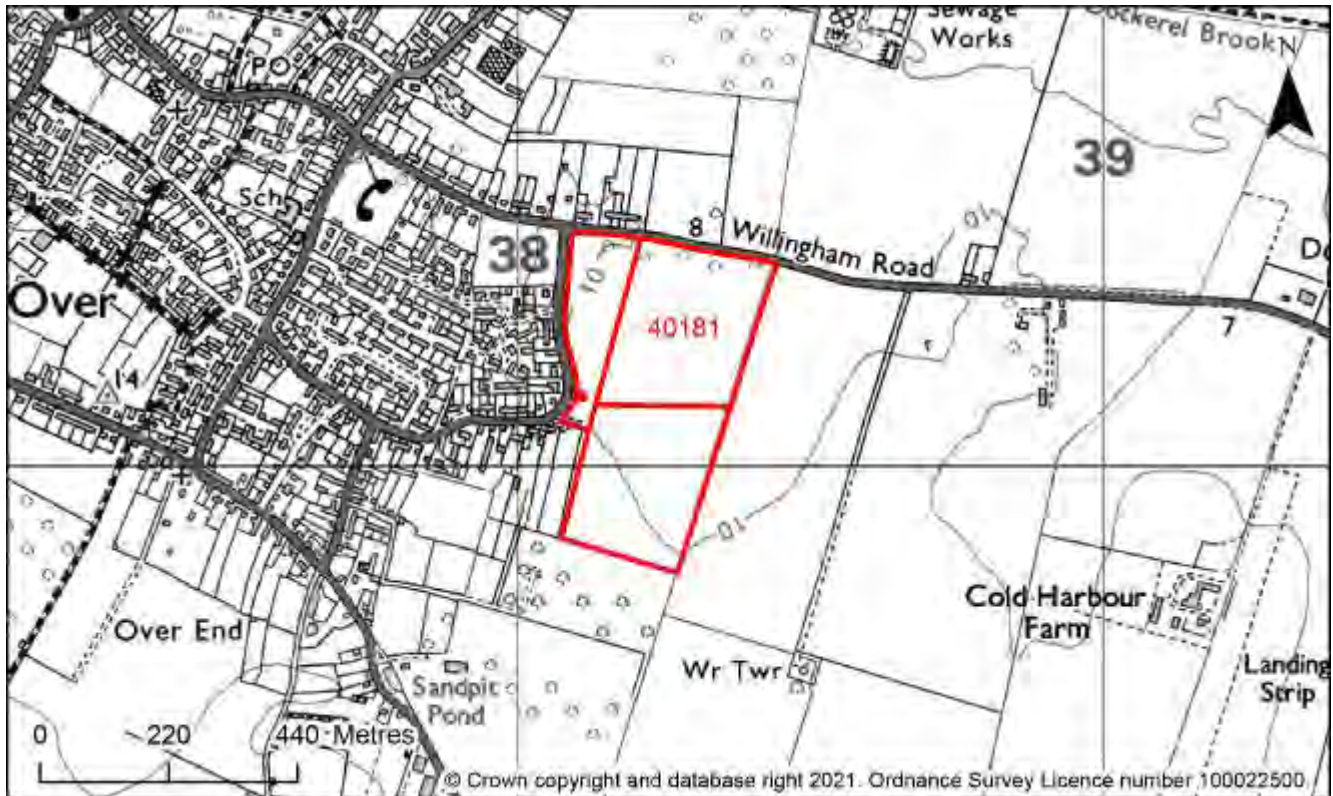
Development completion timescales (years)
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0-5 Years
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# Land at Willingham Road, Over, CB24 5PE

Site Reference: 40181

Map 552: Site description - Land at Willingham Road, Over



## Site Details

Criteria	Response
Site area (hectares)	14.59
Parish or Ward	Over 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	430

## 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>10% lies in a 1 in 100 year event</p> <p>30% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge, the Site is generally typical of this characteristic, particularly with respect to low lying and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Development here encroaches in the rural break between Over and Willingham, and also spoils the strong countryside character of this frontage in its setting. The Over Village Design Guide also mentions that new development should maintain and enhance key landscapes and views across the farmland to the east from Mill Road.</p>
Biodiversity and Geodiversity	Amber	Residential development above 50 dwellings would require consultation with Natural England. Ouse Washes SPA/SSSI within 5km. Majority of site likely to be of low ecological value (arable and newly planted woodland) but boundary habitats including hedgerows

Issue	Assessment	Comments
		<p>may qualify as Habitats of Principal Importance/priority habitat. Great crested newt records within 1km and pond within 250m. Potential for 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 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	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 enclosure of Iron Age/Roman date 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: 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>

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	<b>Amber</b>	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	<b>Amber</b>	The site will have to consider cumulative impacts on local junctions. The site is located close to the Cambridgeshire Guided Busway but there is no direct walking/cycling link to the closest stops. The site must include high quality walking and cycling links to the busway. Capacity improvements will be required in Willingham (crossroads) and the wider local highway network.  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>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: 54% Grade 2; 64% Grade 3  Watercourse crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West

		Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use 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	430

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

# Land on the north side of Willingham Road, Over, CB24 5PE

**Site Reference: 40323**

**Map 553: Site description - Land on the north side of Willingham Road, Over**



## Site Details

Criteria	Response
Site area (hectares)	1.94
Parish or Ward	Over 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-



Proposed housing units	43
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
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 Character Area: Fen Edge  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  The site comprises a rectangular parcel of agricultural land outside of and immediately adjacent to the development framework boundary. The site is well contained for the most part with the exception of the northern boundary which opens the site up to the wider landscape. The site is in proximity to the Important Countryside Frontage policy area but does not intrude or spoil the strong countryside character of this frontage. However, the number of units proposed for this location does not reflect the character of the existing pattern of development along Willingham

Issue	Assessment	Comments
		Road. Any development of this site would require mitigation measures as part of a landscape strategy.
Biodiversity and Geodiversity	Amber	<p>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 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 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	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 enclosure of Iron Age/Roman date 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 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: 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: 52% Grade 2; 48% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 2 - A14 West</p> <p>Limited capacity for growth</p>
Employment	-	

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

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

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

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

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

# Land off Longstanton Road, Over, CB24 5QE

Site Reference: 40426

Map 554: Site description - Land off Longstanton Road, Over



## Site Details

Criteria	Response
Site area (hectares)	16.30
Parish or Ward	Over 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, 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>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>4% lies in a 1 in 100 year event</p> <p>11% 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 low lying and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape mitigation works the harm would still be adverse and</p>

Issue	Assessment	Comments
		unacceptable. This is a large site and development of the entire site would detract from the existing linear settlement pattern of the village which is built roadside.
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no 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. 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>Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting.</p>
Archaeology	Amber	Extensive evidence for Iron Age and Roman settlement in the vicinity and within 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: Less than or Equal to 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<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 site will have to consider cumulative impacts on local junctions. The site is located close to the Cambridgeshire Guided Busway but there is no direct walking/cycling link to the closest stops; the site must include high quality walking and cycling links to the busway. Capacity improvements will be required in Willingham (crossroads) and the wider 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 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
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Constraints to development	-	Agricultural Land Classification: 89% Grade 2; 11% 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 residential development is likely to be economically viable at an appropriate density.

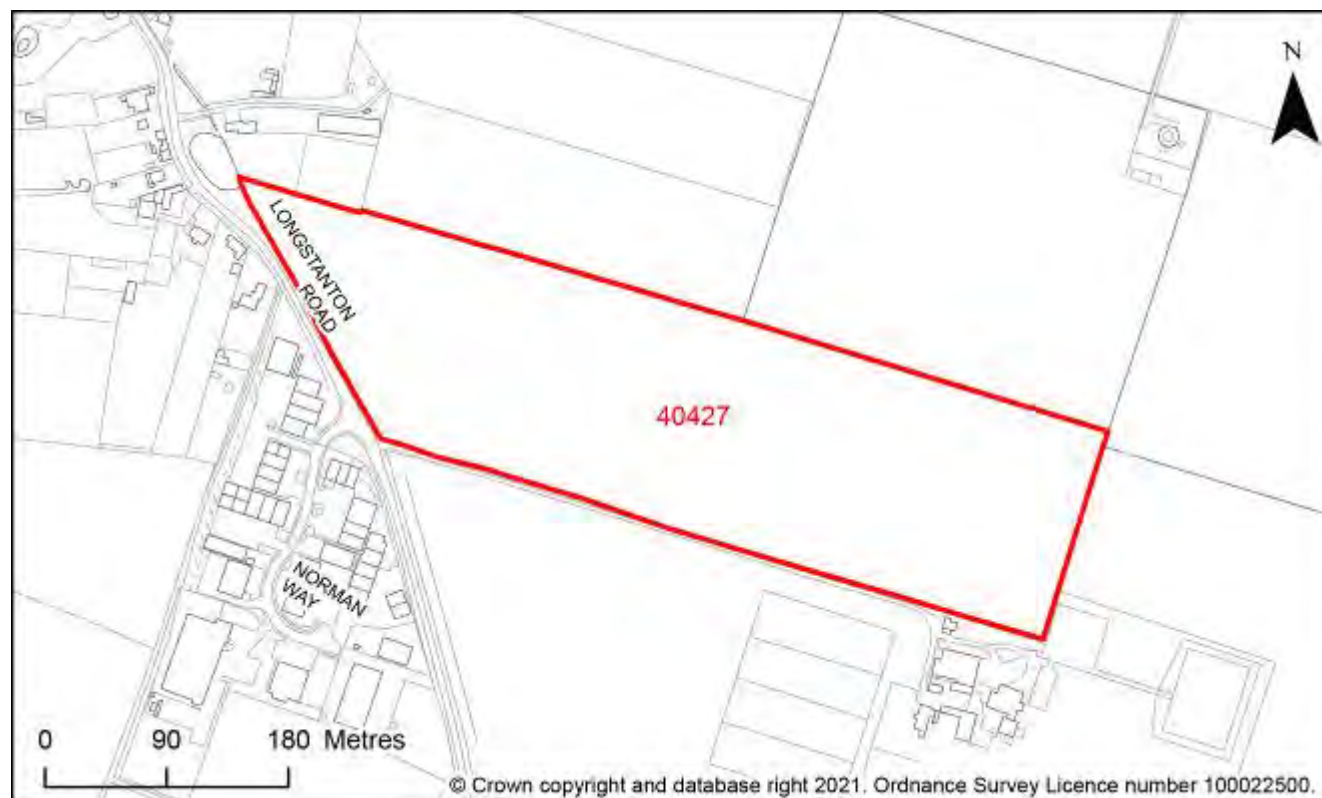
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	9
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land off Longstanton Road, Over, CB24 5QE

Site Reference: 40427

Map 555: Site description - Land off Longstanton Road, Over



## Site Details

Criteria	Response
Site area (hectares)	9.51
Parish or Ward	Over 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	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>	No estimate floorspace given
<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: 3% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>16% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge</p> <p>The Site is typical of this characteristic, particularly with respect to low lying and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape</p>

Issue	Assessment	Comments
		<p>mitigation works the harm would still be adverse and unacceptable</p> <p>This is a large site and development of the entire site would detract from the existing linear settlement pattern of the village which is built roadside.</p>
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no 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. 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>Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting.</p>
Archaeology	Amber	Extensive evidence for Iron Age and Roman settlement in the vicinity and within 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>

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: 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: 100% Grade 2

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	1



Estimated dwelling units	10
Estimated employment space (m <sup>2</sup> )	41500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land off Station Road, Over, CB24 5NW

Site Reference: 40551

Map 556: Site description - Land off Station Road, Over



## Site Details

Criteria	Response
Site area (hectares)	3.50
Parish or Ward	Over 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, 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	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>3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<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 low lying and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Development on this site would essentially form a new village edge whilst enclosing two green parcels of land behind it. Preservation of the rural countryside character is important. The Over Village Design guide articulates the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties at the village edge stopping short before reaching this road junction.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is shown to have priority deciduous woodland within its boundaries registered on the 2014 National Forest Registry; however, aerial photography from 2017 shows this to have been removed in its entirety. There are no other 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 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 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	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Evidence for Iron Age archaeology 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 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: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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 the highway. Potential for historic contamination, conditions required. Phase I likely.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Electric overhead lines cross the site</p>

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for 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/4290/17/OL)
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	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 at and to rear of 30-32 New Road, Over, CB24 5PJ

Site Reference: 40552

Map 557: Site description - Land at and to rear of 30-32 New Road, Over



## Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, 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	44



## 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  2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  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  Development on this site would see development encroach further into the countryside. Preservation of the rural countryside character is important. The Over Village Design guide conveys the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties stopping short of this road junction to maintain a recessed village edge from both ends.

Issue	Assessment	Comments
Biodiversity and Geodiversity	<b>Amber</b>	<p>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, the site is predominantly grassland paddock, which may provide some ecological interest. There are also confirmed bats and great crested newts within the boundaries which will require survey and mitigation. Other habitats on site such as hedges and wooded boundaries 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 off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 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	<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>Red</b>	Site contains well preserved earthwork remains of ridge and furrow
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>

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	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for 44 residential units (20/03254/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 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	44
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Willingham Road, Over, CB24 5PE, CB24 5PF

Site Reference: 51719

Map 558: Site description - Willingham Road, Over



## Site Details

Criteria	Response
Site area (hectares)	2.45
Parish or Ward	Over 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, 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>	80-90

## 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  Within 250m of a Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event  3% lies in a 1 in 100 year event  55% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  The Site is 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  Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and

Issue	Assessment	Comments
		landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	Amber	<p>Discharge of more than 20m<sup>3</sup>/day would require consultation with Natural England. Developments resulting in air pollution would also require consultation with Natural England. Boundary hedgerows, adjacent woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated 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 enclosure of Iron Age/Roman date 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 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>



Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The applicant will have to consider the development's impact at local junctions, especially the Church Street/B1050/High Street junction which has previously been identified to be improved due to capacity issues. The applicant will have to also take into account any committed/ allocated sites in the surrounding area. The Highway Authority will require high quality walking and cycling links to access local services and public transport, such as the busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<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
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Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and 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	53
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Over, Norman Way (residue) (Policy E/5(1)), CB24 5QE

## Site Reference: OS057

### Map 559: Site description - Over, Norman Way (residue) (Policy E/5(1))



### Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Over 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	, 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
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge  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  Forms part of exiting industrial waste site, completion would have limited landscape impacts
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as

Issue	Assessment	Comments
		<p>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	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	Known Iron Age and Roman settlement 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: 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: 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  Would not generate the need for a Transport Assessment but requires pedestrian links to existing highway.
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  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	-	Maintain allocation and retain as established employment area.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The landowner has confirmed the site is 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> )	9000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off Willingham Road, Willingham, CB24 5HL

Site Reference: 40340

Map 560: Site description - Land off Willingham Road, Willingham



## Site Details

Criteria	Response
Site area (hectares)	4.90
Parish or Ward	Over CP; Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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: 4% lies in a 1 in 30 year event</p> <p>8% lies in a 1 in 100 year event</p> <p>13% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National character area 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge</p> <p>The site is generally characteristic of these Character types.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site forms part of an agricultural field to the west of Willingham located outside the Development Framework Boundary. The site is generally flat and allows expansive views towards the village which has a heavily treed edge. Development of the site is not suitable as it is isolated from the village. The site contributes to the rural approach to Willingham from the west which would be adversely impacted by development.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however, there are hedges and possibly a small copse within the boundary which will likely 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	Archaeology of Iron Age and Roman date recorded to the south, including a possible pottery kiln
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>

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities  Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to consider the developments impact at local junctions, especially the Church Street/B1050/High Street junction which has previously been identified to be improved due to capacity issues. The applicant will have to also take into account any committed/allocated sites in the surrounding area. The Highway Authority will require high quality walking and cycling links to access local services and public transport, such as the busway.  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 2  Electric overhead lines cross 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	20
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 off Station Road, Willingham, CB24 5HG

Site Reference: 40527

Map 561: Site description - Land off Station Road, Willingham



## Site Details

Criteria	Response
Site area (hectares)	7.86
Parish or Ward	Over CP; Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	150

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (16%)</p> <p>Partly in Flood Zone 3 (13%)</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>6% lies in a 1 in 100 year event</p> <p>19% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National character area 88 Bedfordshire and Cambridgeshire Claylands</p> <p>Disctrict Character Area: Fen Edge</p> <p>The site is generally characteristic of these Character types.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and landscape mitigation works the harm would still be adverse and</p>



Issue	Assessment	Comments
		unacceptable
Biodiversity and Geodiversity	Amber	<p>Any residential developments above 50 dwellings would require consultation with Natural England. Boundary and adjacent habitats including trees, woodland and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Most of site likely to be of low ecological value (arable) although may support farmland bird populations. Pond within 50m may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Iron Age, Roman and Medieval archaeology 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 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>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>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>Need to consider walking and cycling links into Willingham and Longstanton P&amp;R, 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	<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	-	<p>Agricultural Land Classification: 5% Grade 1; 92% Grade 2; 3% Urban</p> <p>Electric overhead lines cross the site</p> <p>Watercourse crosses the site</p>

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

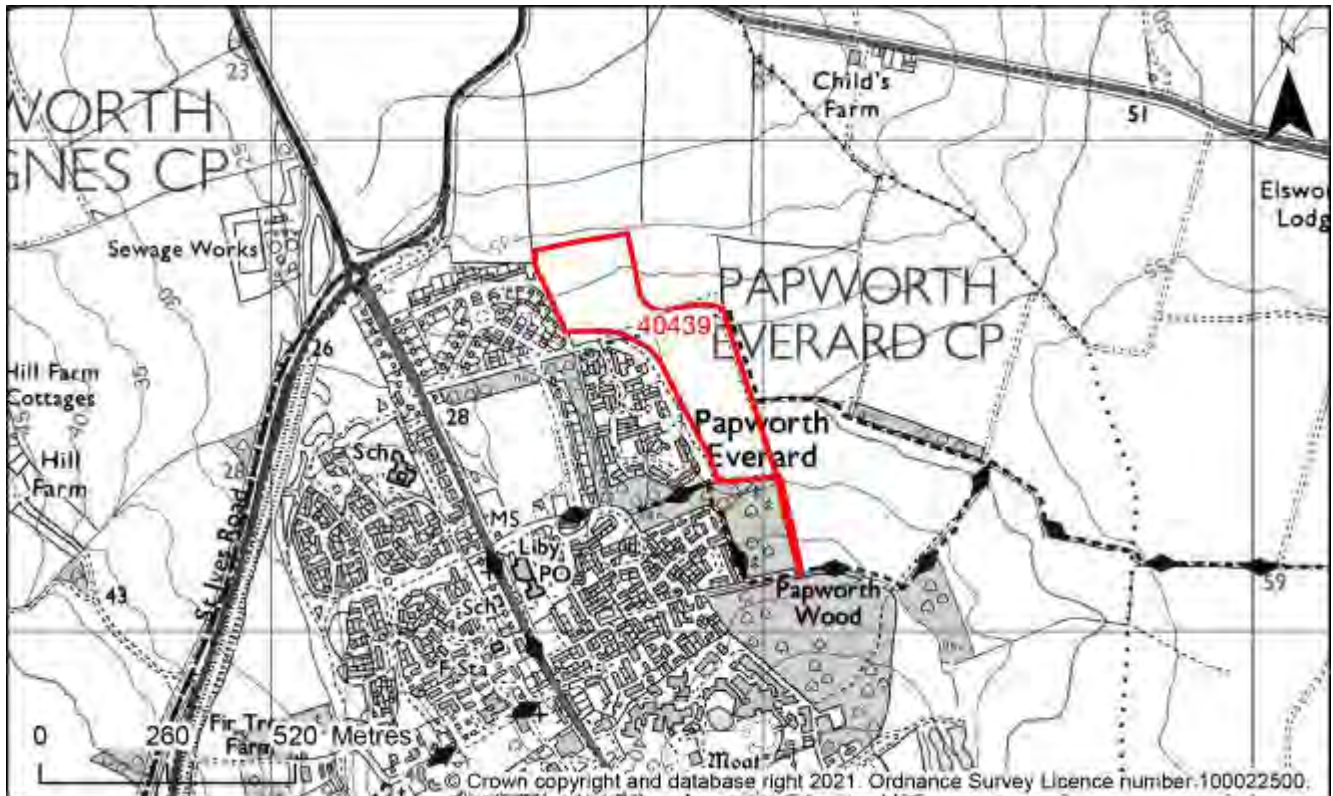
Capacity and Delivery	Response
Estimated dwellings per hectare	19

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

# Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard, CB23 3GU

**Site Reference: 40439**

**Map 562: Site description - Land to the east of Ridgeway and Old Pinewood Way,  
Papworth Everard**



## Site Details

Criteria	Response
Site area (hectares)	8.90
Parish or Ward	Papworth Everard 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, Custom or self build housing, Education, Public open space, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	175

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within or Partially within 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 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  Development upon this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Wide, local and amenity views are high due to undulating nature of topography and lack of gappy intervening vegetation. Even with a reduction in residential numbers with landscape mitigation measures the harm would still be adverse, permanent, and incongruous with the rural landscape

Issue	Assessment	Comments
		characteristics
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within 400m of an Ancient Woodland</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. The southern tip of the site lies adjacent to the Papworth Wood SSSI and, therefore, assessment will be required and Natural England consultation sought. There are GCN records in the northeast of the site which will require survey and probable mitigation. 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 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	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Bronze Age, Iron Age and Roman settlement is recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: 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	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The 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>



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	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	Amber	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	175
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land to the west of Stirling Way, Papworth Everard (Parcel C), CB23 3GY

**Site Reference: 40429**

**Map 563: Site description - Land to the west of Stirling Way, Papworth Everard (Parcel C)**



## Site Details

Criteria	Response
Site area (hectares)	13.49
Parish or Ward	Papworth Everard CP; Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Car park
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>	65000
<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 20m of an Employment Allocation
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 10% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands  The site lies outside the settlement framework and comprises a hard-standing car park with large open agricultural fields. Wide and local views are high due to

Issue	Assessment	Comments
		lack of intervening vegetation particularly from the east of the site. Development upon this site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside and an urbanisation of the rural landscape. With a significant reduction in employment footprint the harm would be reduced subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within 400m of an Ancient Woodland</p> <p>All non-householder planning applications 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 likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 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 Conservation Area</p> <p>The site is to the south of the Conservation Area boundary and development of the site may result in harm to the setting of the Conservation Area. This impact could be reasonably mitigated.</p>
Archaeology	Amber	Iron Age and Roman archaeology recorded in the vicinity and 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 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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 A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it can clearly demonstrate that a high sustainable mode share could be achieved.</p> <p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<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	Green	Non-residential use proposed.

### 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 non-residential development is likely to be economically viable at an appropriate density.

**Development Potential**

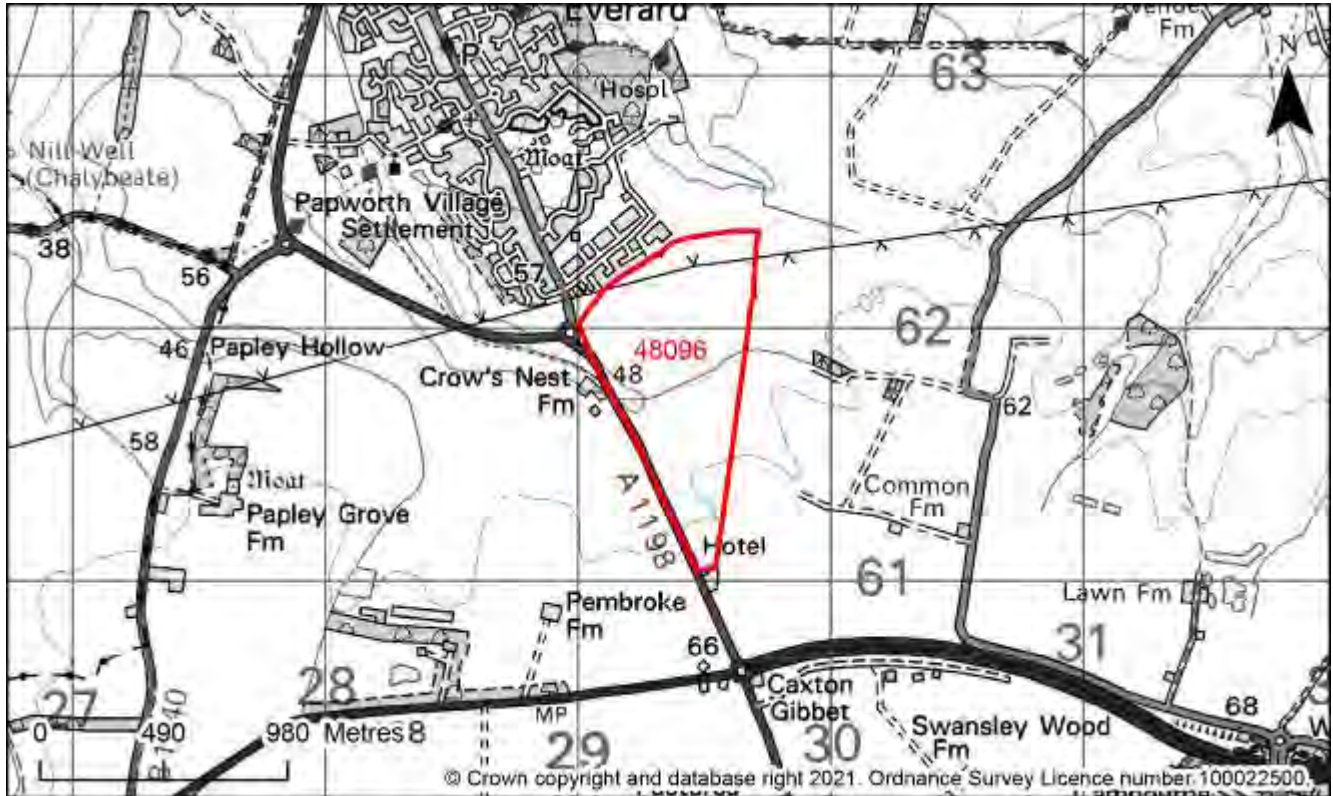
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	65000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Crow's Nest Farm, Papworth Everard, CB23 3PB

Site Reference: 48096

Map 564: Site description - Land at Crow's Nest Farm, Papworth Everard



## Site Details

Criteria	Response
Site area (hectares)	54.67
Parish or Ward	Papworth Everard CP; Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
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, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1500

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 30 year event 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 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands  This is large site located to the south east of the village of Papworth Everard outside and abutting the settlement framework. Wide and local views are medium due to gappy vegetation particularly to the east

Issue	Assessment	Comments
		of the site. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape and incongruous with the rural landscape characteristics. A significantly reduced scheme to the north west of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>All residential developments will require consideration of recreational impact on nearby SSSIs. Consultation with Natural England required for schemes which may cause air pollution. Habitats including mature trees, hedgerows and watercourses/waterbodies may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species. There is an otter record nearby, but great crested newt have been found to be absent from on-site pond previously. 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	Cropmarks of probable Iron Age/Roman enclosures are recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 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>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Red</b>	<p>The 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>Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local</p>

Issue	Assessment	Comments
		roads that cannot 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. The site is capable of 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>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Site adjacent to industrial/contaminated land. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

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

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

### **Development Potential**

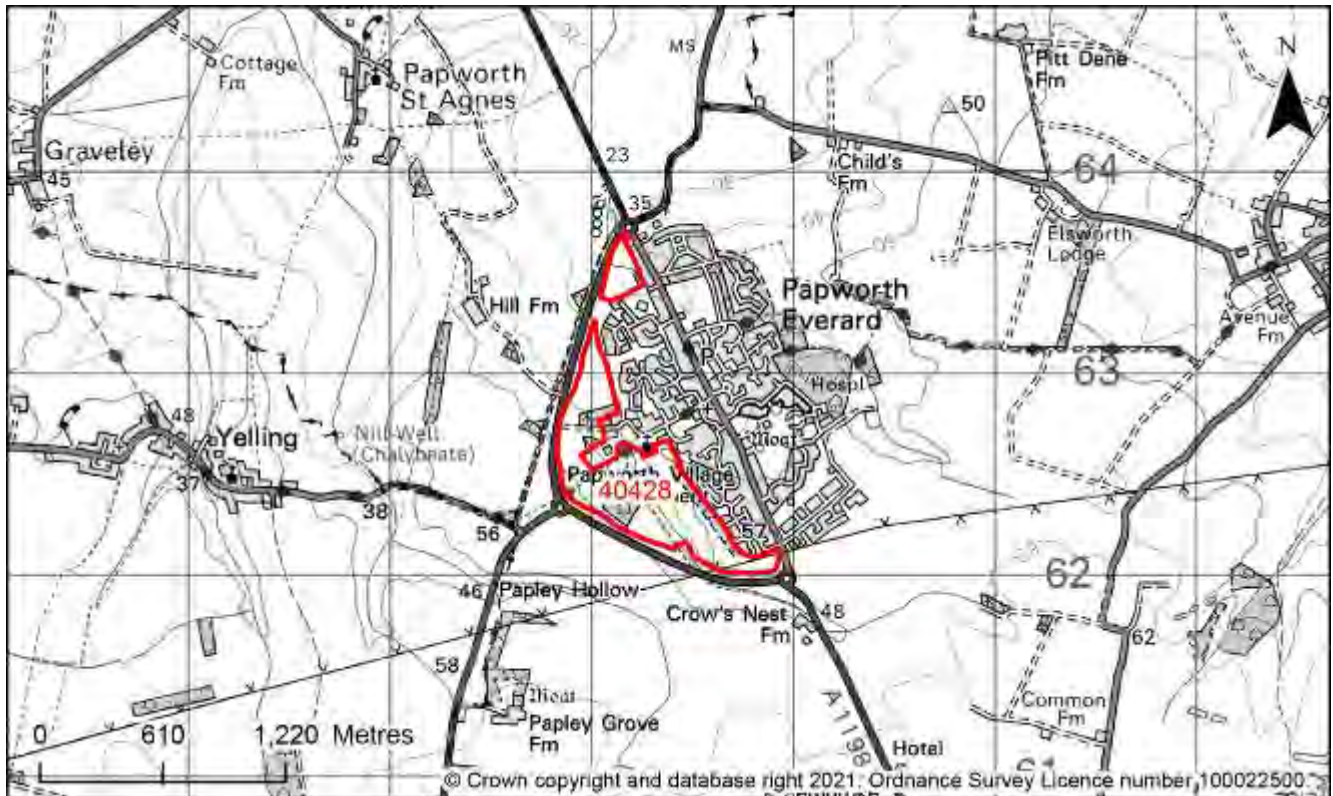
Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	1500
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



# Land to the west of Papworth Everard (Parcels A and B), CB23 3QN

**Site Reference: 40428**

**Map 565: Site description - Land to the west of Papworth Everard (Parcels A and B)**



## Site Details

Criteria	Response
Site area (hectares)	44.55
Parish or Ward	Papworth Everard CP; Papworth St. Agnes 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, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Education, Public open space, Community facilities, Recreation and leisure

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	465-655

## 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>	Primarily outside Development Framework  Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation  Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (11%)  Partly in Flood Zone 3 (10%)  Surface water flooding: 7% lies in a 1 in 30 year event  10% lies in a 1 in 100 year event  18% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Primarily outside a PVAA  NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands



Issue	Assessment	Comments
		<p>Development of both sites would have a significant adverse impact to the settlement of Papworth Everard, its landscape character and the designated landscape sites and views within the Papworth Village Design Guide. It would be an encroachment into the countryside, an urbanisation of the rural landscape and remove valuable green spaces / gaps and views. Even with a reduction in residential units the harm would be adverse and permanent.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are areas registered on the 2014 National Forest Inventory and identified as priority habitat. There is a watercourse which runs both adjacent to the eastern boundary and through the eastern section of the site which will require survey and probably mitigation. There are several ponds on site and records of GCN in the close vicinity to the site. 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	<b>Green</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Designated Local Green Space</p> <p>Within 50m of Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>

Issue	Assessment	Comments
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Site A falls within part of the Papworth Everard Conservation Area and is adjacent to a Grade II* listed building. Site B is on the approach to Conservation Area boundary and there are possible impact to wider setting and approach.</p>
Archaeology	Amber	<p>Located in a landscape of extensive Bronze Age, Iron Age and Roman activity. Evidence for the medieval settlement can also be anticipated in the vicinity of the medieval parish church.</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: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <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	<b>Amber</b>	<p>The corridor is very congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. The applicant will have to consider with and without the Highways England Black Cat to Caxton Gibbet scheme.</p> <p>The applicant will have to consider how the site will promote sustainable travel to local services, St Neots and Cambridge as the Cambourne to Cambridge Scheme is not proposed to feed the site. A high sustainable mode share must be achieved to allow this site to be developed, however, the current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth.</p> <p>The applicant should be aware of some local major accident clusters located at the A428/St Neots Road/B1040 junction and at the A428 Caxton Gibbet junction.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Electric overhead lines cross the site</p> <p>Watercourse crosses the site</p>

		Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 9 - A428  Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### **Available (Outcome = **Amber**)**

<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?	Yes - part of site covered by S106 Agreement attached to planning permission S/2476/03/O (dated 29.09.05).
Is there planning permission to develop the site?	No, Permission S/2476/03/O dated 30/09/2005 part overlaps with the planning application boundary for this application, but does not address the proposals for this
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.

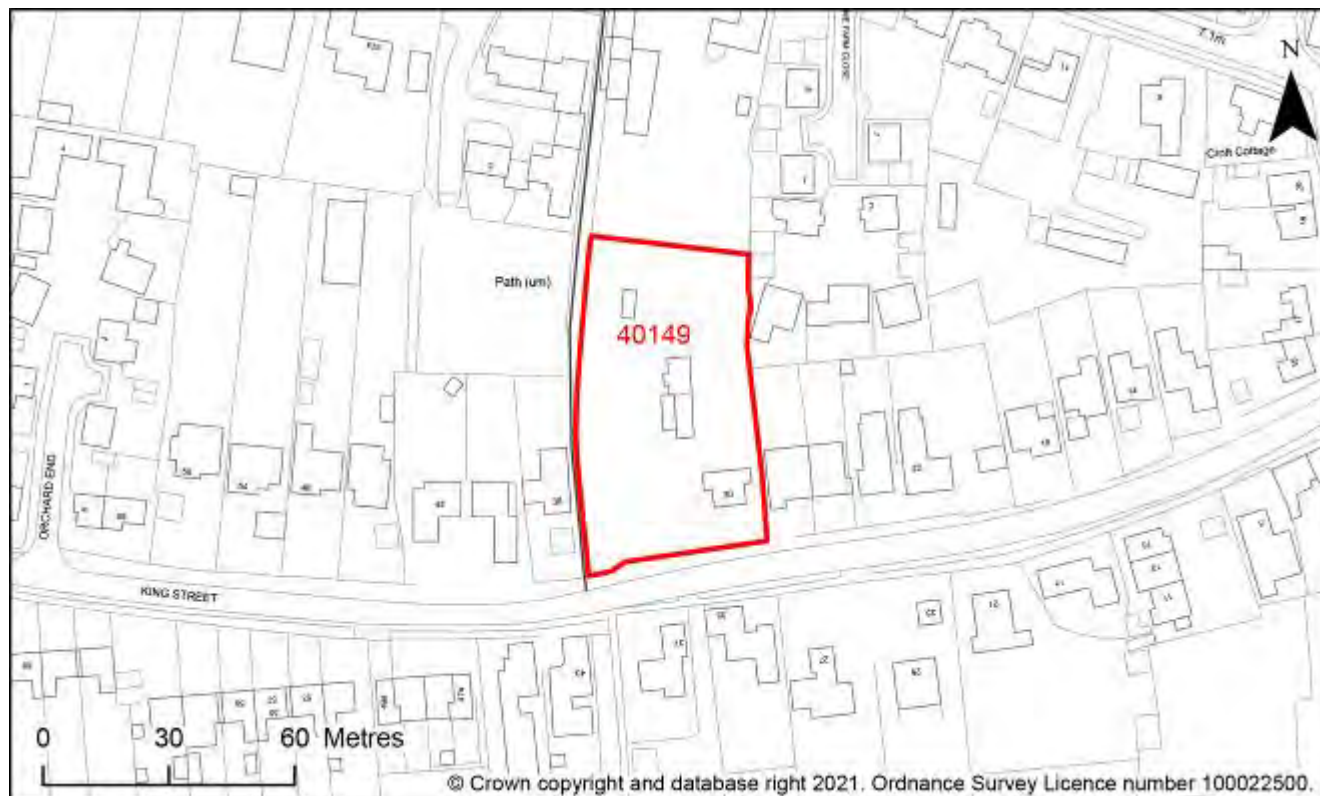
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	15
Estimated dwelling units	655
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

# 30 King Street, Rampton, CB24 8QD

Site Reference: 40149

Map 566: Site description - 30 King Street, Rampton



## Site Details

Criteria	Response
Site area (hectares)	0.31
Parish or Ward	Rampton 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	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5-8

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Amber	<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	Amber	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Western Claylands</p> <p>The site is atypical of the character area due to its location within the urban area of the village and brownfield nature</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Landscape impacts of development on this site are low. Unit numbers proposed are considered to be out of context with the surrounding village development.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require consultation with Natural England. Potential for Habitats of Principal Importance/priority habitats and habitats of ecological value to be present including mature trees and hedgerows. Potential for bat roosts in buildings (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional</p>

Issue	Assessment	Comments
		or local protection.
Open Space / Green Infrastructure	Green	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 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: 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</p>



Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Green	No comment  Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

#### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 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	15
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Ashley Farm, west of Cow Lane, Rampton, CB24 8QG

**Site Reference: 40177**

**Map 567: Site description - Land at Ashley Farm, west of Cow Lane, Rampton**



## Site Details

Criteria	Response
Site area (hectares)	7.24
Parish or Ward	Rampton 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 or non-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>	28000
<b>Proposed housing units</b>	217

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>9% lies in a 1 in 100 year event</p> <p>47% 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: Western Claylands, site is typical for the character area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The central part of the site is a County Wildlife Site as a valued old orchard. To the south is the main farmstead and to the north an arable field. Views are extensive towards the north/northeast due to the low-lying nature of the immediate landscape and open field boundaries</p>

Issue	Assessment	Comments
		surrounding the site. The Wildlife Site must be retained.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Discharge of water/waste above 20m<sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Central part of site is designated as County Wildlife site (Ashley Farm Orchard) and would be an objection to development on a CWS. Boundary hedgerows, mature trees and drains/marshy habitat may also be Habitats of Principal Importance/priority habitat and/or of high ecological value. North and south fields likely of lower ecological value so appropriate development on these fields may be acceptable. Drain to north may support protected species (otter, water vole). Potential for protected and notable species associated with orchard and hedgerows. Lake 30m to south may support great crested newt and buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Unlikely to affect Conservation Area or setting of Listed Buildings. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	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 2,000m</p> <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>Cow Lane unsuitable for number of dwellings</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>This development will have to consider cumulative impacts (including the impact of the Northstowe development). There is limited highway capacity remaining in the area. In addition, the development is likely to directly impact on the Rampton Road/Oakington Road mini roundabout which has been identified for improvements. The site will need to promote sustainable travel to local services and the Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<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: 17% Grade 2; 83% 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 or non-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	68
Estimated employment space (m <sup>2</sup> )	28000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Ashley Farm, east of Cow Lane, Rampton, CB24 8QG

**Site Reference: 40178**

**Map 568: Site description - Land at Ashley Farm, east of Cow Lane, Rampton**



## Site Details

Criteria	Response
Site area (hectares)	6.13
Parish or Ward	Rampton 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	183

## 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 (12%)</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>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Western Claylands, site is typical for the character area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a large agricultural field on the northern extents of Rampton which lies outside the village framework. The approach to Rampton from Cow Lane is very rural in nature. The development would have a harmful impact on landscape character.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Discharge of water/waste above 20m<sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. County Wildlife site to west would need to remain unimpacted. Site mostly likely of low ecological value. Boundary hedgerows and adjacent grassland likely Habitats of Principal</p>

Issue	Assessment	Comments
		<p>Importance/priority habitat and/or of high ecological value but could be retained. Potential for 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	Amber	<p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>Quantum proposed may be difficult to accommodate without harm to church and Scheduled Ancient Monument. 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 to the north of the historic village core, north of the medieval parish church and the nationally important Giants Hill Motte and Bailey, designated as a Scheduled Monument
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>Cow Lane unsuitable for number of dwellings</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>This development will have to consider cumulative impacts (including the impact of the Northstowe development). There is limited highway capacity remaining in the area. In addition, the development is likely to directly impact on the Rampton Road/Oakington Road mini roundabout which has been identified for improvements. The site will need to promote sustainable travel to local services and the Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 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 residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

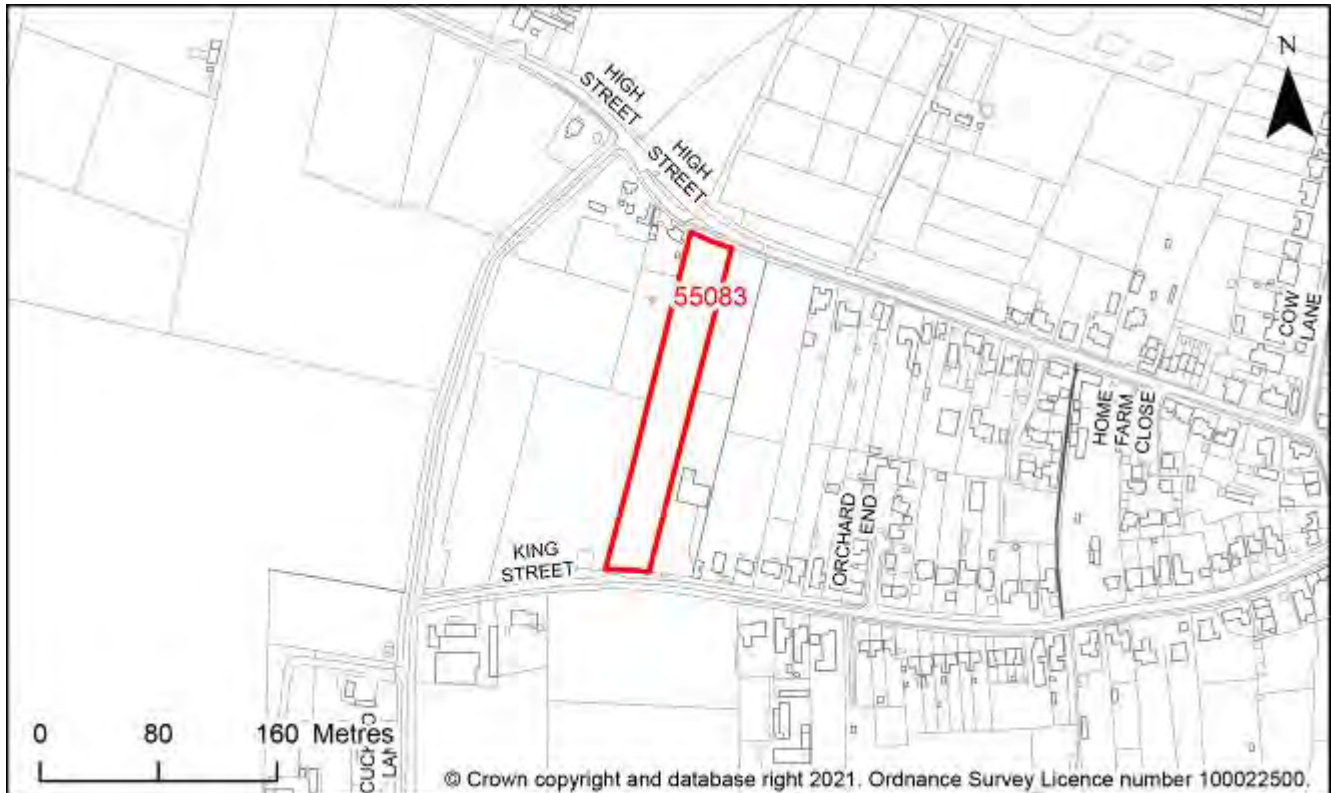
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	58

Estimated employment space (m <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 south side of High Street, Rampton, running through to the north side of King Street, Rampton, CB24 8QE

**Site Reference: 55083**

**Map 569: Site description - Land on the south side of High Street, Rampton, running through to the north side of King Street, Rampton**



## Site Details

Criteria	Response
Site area (hectares)	0.66
Parish or Ward	Rampton 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

<b>Proposed development</b>	Residential, Market and affordable housing, Key worker housing, Custom or self build housing
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	5-8

## 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
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 Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands  Local Character: The Fen Edge  The site is typical of the local character of a low-lying, flat landscape. A hierarchy of streams, 'lodes', drains and ditches dissect the arable landscape.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is a thin strip of arable land spanning from High Street to King Street. The site is well contained in the north and south with a more open character east to west. The site is outside of the Development Framework Boundary and therefore in the countryside.



Issue	Assessment	Comments
		Preservation of the rural countryside character is important, and the site would essentially see development in the countryside. The proposed number of units for new development responds well to the existing form and scale of similar development nearby or outside of the village. Landscape mitigation needed to integrate with the village edge.
Biodiversity and Geodiversity	Green	<p>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 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 western edge of medieval 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: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 64% Grade 2; 36% 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 residential development is likely to be economically viable at an appropriate density.

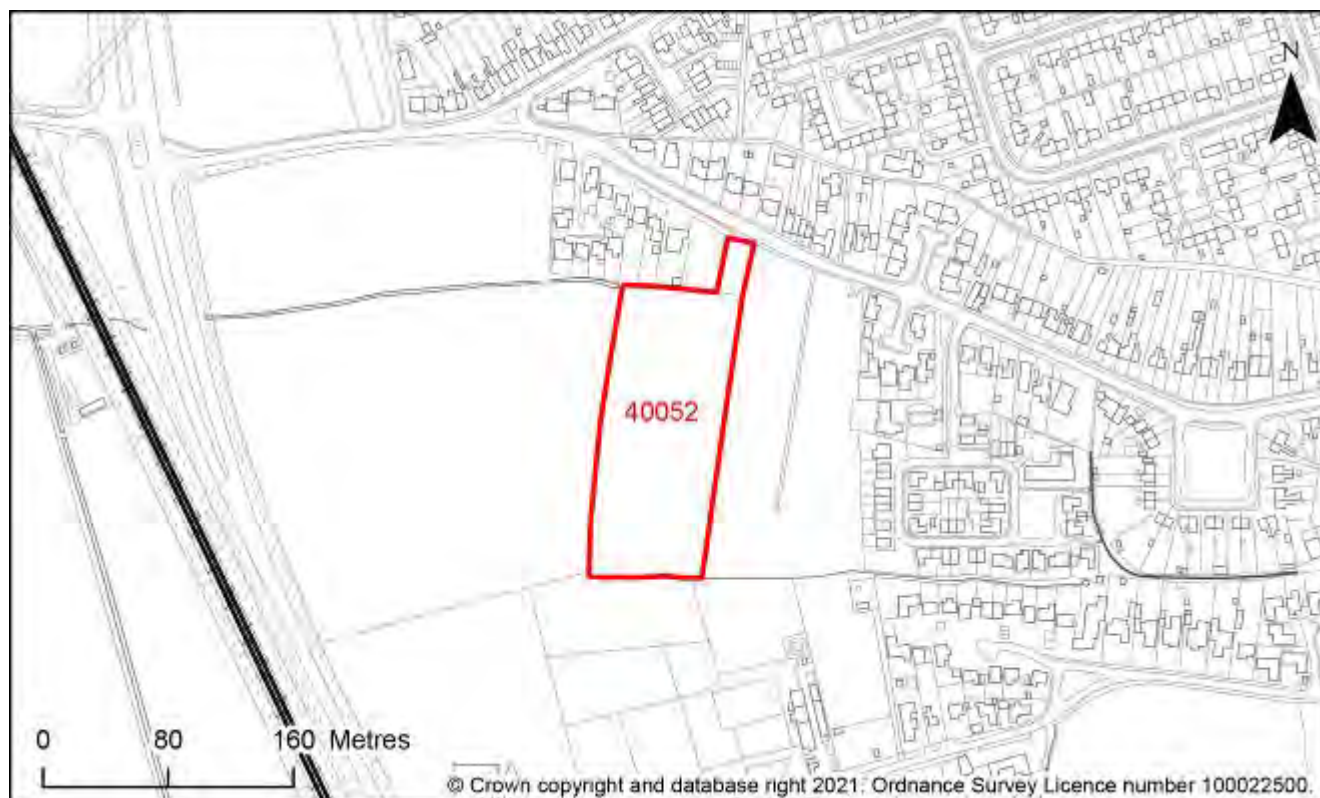
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	12
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 Mill Lane, Sawston, CB22 3HY

Site Reference: 40052

Map 570: Site description - Land at Mill Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	1.48
Parish or Ward	Sawston 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, 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  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%)  Surface water flooding: 27% lies in a 1 in 30 year event  39% lies in a 1 in 100 year event  58% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area Chalklands, the site is Typical of the character type.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is a rectangular field adjacent to an allotment site. The boundaries are made up of hedges, hedgerows and intermittent trees and other vegetation but poorly maintained and gappy in places. The southern and western boundaries are also formed by the presence of a drainage ditch. This site is beyond and separated from the village framework resulting it being isolated. Development would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. It

Issue	Assessment	Comments
		would also result in the loss of openness of the adjoining Green Belt and adversely affect the setting of the village.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. 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	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located on the western edge of the historic settlement with archaeology of medieval date recorded to the north
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>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 54% Grade 3; 46% 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>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 pending (S/3873/17/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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	20
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 between Mill Lane and The Baulks, Sawston, CB22 3NP

**Site Reference: 40098**

**Map 571: Site description - Land between Mill Lane and The Baulks, Sawston**



## Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Sawston 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	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student

	accommodation, Public open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	12

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Primarily within Development Framework Within 200m of the Cambridge Greenbelt
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>	Lies within 10m of a TPO  Primarily within a PVAA  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

Issue	Assessment	Comments
		<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. A few villages, such as Little Shelford, have a rectangular form of looser structure with a number of important open spaces included. 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 site is located within the settlement of Sawston. Long distant views are negligible. Local and amenity views are high due to gappy nature around the site. Development upon this site would have a significant adverse effect to the existing PVAA in Sawston. New residential properties within the site would effect the existing character, open space and amenity of the village.</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>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>

Issue	Assessment	Comments
		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>Conservation area appraisal identifies this whole site as a positive open space within the conservation area. Buildings along northern side are mostly marked as positive in the conservation area appraisal. Development would have major detrimental impact on character of conservation area, and setting of nearby Listed Building which cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: 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: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would 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	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban 100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 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	23
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 Robinson Farm, Cambridge Road, Sawston, CB22 3DG

Site Reference: 40146

Map 572: Site description - Land at Robinson Farm, Cambridge Road, Sawston



## Site Details

Criteria	Response
Site area (hectares)	38.27
Parish or Ward	Sawston 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, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Recreation and leisure, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	15300
<b>Proposed housing units</b>	1148

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Lies within 10m of a TPO  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge  The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands

Issue	Assessment	Comments
		Development upon this site would have a significant adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent and an urbanisation of the open rural landscape. Even with a reduction in residential units with landscape mitigation measures the harm would be significantly adverse and unacceptable.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Site 130m from Dernford Fen SSSI, designated for rough fen and carr. Any residential development above 100 units or industrial floorspace over 1000m<sup>2</sup> will require consultation with Natural England. Recreational impacts also be to considered. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 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	Green	No built heritage constraints. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	A Saxon cemetery is recorded to the immediate 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>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site will need to consider sustainable transport links to access local services, Shelford Station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from.</p> <p>In terms of highway capacity, the applicant will have to assess the site's impact on the A1301; local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcomes of the study.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Urban  Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA23; SA21; SA20; SA22; OA6  Very High; High; Moderate High, Moderate; Low

### Available (Outcome = Green)

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

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

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

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

### **Development Potential**

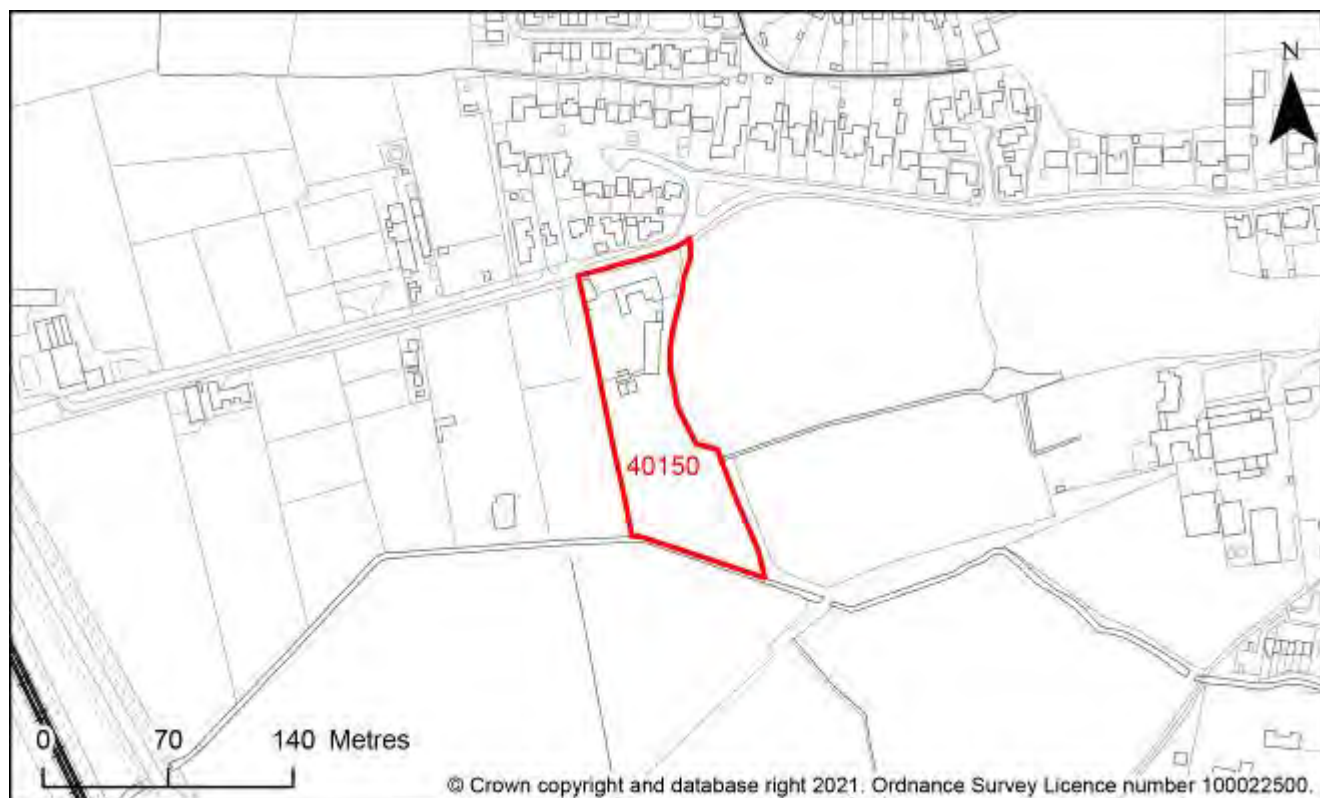
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	1148
Estimated employment space (m <sup>2</sup> )	15300
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years



# Land South of Common Lane, Sawston, CB22 3HW

Site Reference: 40150

Map 573: Site description - Land South of Common Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Sawston 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, 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 Partially within the Cambridge Greenbelt (61%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This site comprises a builders yard with a large area of parking, which is within the development framework, and extended land to the rear beyond the framework. Limited development, responding to the pattern and density of surrounding development and focused on the road frontage where there is existing development, with strengthened boundaries, would



Issue	Assessment	Comments
		avoid significant landscape impacts. However, the wider site would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. It would also result in the loss of openness of the adjoining Green Belt in the southern part of the site and surrounding land and adversely affect the setting of the village.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require consultation with Natural England. Boundary habitats including treelines and drain likely to be Habitats of Principal Importance/priority habitat or of high ecological value. Buildings may support roosting bats. Pond within 70m may support great crested newt. Drain may support water vole.</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 to west of historic settlement core with medieval earthworks 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 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>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	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>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	<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: SA14; SA13; SA12  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
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Estimated dwellings per hectare	23
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 the north of Mill Lane, Sawston, CB22 3BY

Site Reference: 40341

Map 574: Site description - Land to the north of Mill Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	7.16
Parish or Ward	Sawston 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, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	225

## 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 (93%)
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  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge  The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and rural character, but atypical of the low hedges and few trees. The site benefits many trees and tall hedgerow.  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 landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and a significant increase in the settlement. The site is dissected north to south by a band of trees covered by a Tree Preservation Order.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however there are hedges and possibly a small copse within the boundary which will likely 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 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>There are no major heritage concerns with development of this site, however development would need to pay special regard to the setting of the Grade II village college and its surroundings to the east of the site.</p>
Archaeology	Amber	<p>Located on the western edge of the historic settlement with archaeology of medieval date recorded to the north</p>
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: 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>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>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site will need to consider sustainable transport links to access local services, Shelford Station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the sites impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/ Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study.</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>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints



Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 2% Grade 3; 31% Urban  30% lies in an EA Source Protection Zone 2; 84% 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: SA21; SA20; SA22  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	31
Estimated dwelling units	225
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 Mill Lane, Sawston, CB22 3BB

Site Reference: 40367

Map 575: Site description - Land off Mill Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	6.60
Parish or Ward	Sawston 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	196

## 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 (94%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 2% lies in a 1 in 30 year event  23% lies in a 1 in 100 year event  79% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface deposit of ice and river-deposited material laid down during the last ice age. This creates 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.  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

Issue	Assessment	Comments
		<p>the area has a strong rural character. The eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Whilst very limited development might be possible in the north east corner, development throughout this site would have a significant adverse impact upon the landscape character and views. It would be an encroachment into the countryside, permanent and an urbanisation of the rural open landscape. Development would encroach into the countryside and remove some of the landscape buffer between the village and the A1301.</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. Any residential development above 50 outside of current urban area and residential development above 100 will require consultation with Natural England. There is no apparent priority habitat; however, there is a drain running through the centre of the site, and the site appears to be predominantly grassland with wooded boundaries.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the east of the nationally important Borough Hill Iron Age hillfort, designated as a Scheduled Monument

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Green</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>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 will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from.</p> <p>In terms of highway capacity, the applicant will have to assess the site's impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/ Hillside junction which has been identified for improvements, and the A505. There is an ongoing</p>

Issue	Assessment	Comments
		transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study.  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 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: 81% Grade 3; 19% Urban  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: SA20; SA14  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**

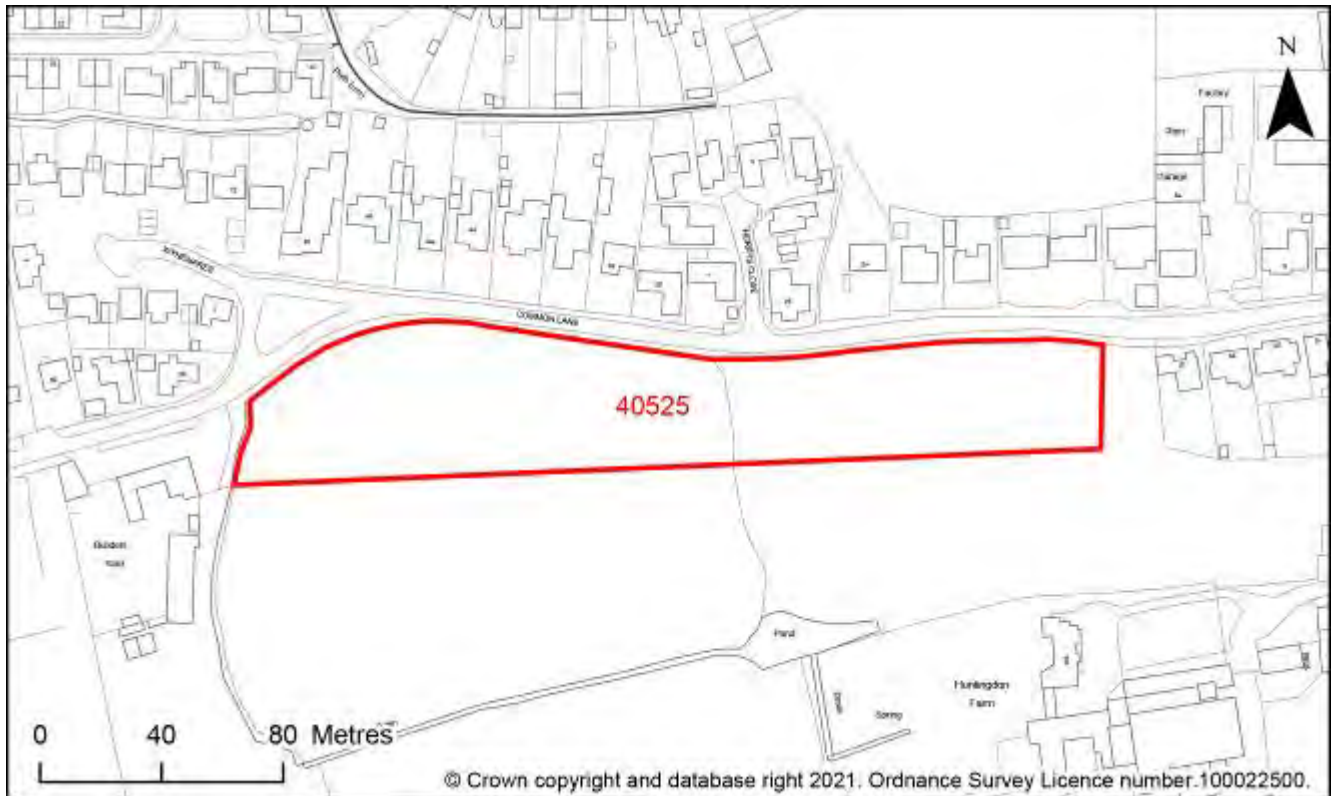
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	196
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years



# Land at Common Lane, Sawston, CB22 3HW

Site Reference: 40525

Map 576: Site description - Land at Common Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	1.13
Parish or Ward	Sawston 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
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  Partially within the Cambridge Greenbelt (95%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 18% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk.  Local Character: The Fen Edge  The site is typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character, but atypical of the low hedges and few trees.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Some modest development to the south of Common Lane could occur with a considerate landscape treatment. Development in this location would need to reflect density and pattern of the existing village. Development here should aim to retain the distinctive, settlement pattern. Development in this location must reflect density and pattern of the existing village. Implementation of green infrastructure site boundaries

Issue	Assessment	Comments
		are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	Amber	<p>All residential developments would require an assessment of impacts on nearby SSSIs. Residential developments of over 50 dwellings or infrastructure over 1000m<sup>2</sup> would require consultation with Natural England. Boundary features including trees, hedgerows and watercourses 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. Pond within 60m may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<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 100m of a Conservation Area</p> <p>Linear development reflecting that to the north side could be accommodated with neutral impact on setting of listed buildings provided appropriate building heights, forms, and, crucially, rear boundary treatment. A corridor for south boundary planting and maintenance may be necessary for consistency across the parcel to avoid detrimental to the setting of Huntingdon Farm.</p>
Archaeology	Amber	Located to west of historic settlement core with medieval earthworks recorded to the south
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 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: 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>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.</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: 65% Grade 3; 35% Urban</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	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: SA13</p> <p>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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

## Achievable (Outcome = Green)

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

# Deal Farm, Cambridge Road, Sawston, CB22 3DG

Site Reference: 40534

Map 577: Site description - Deal Farm, Cambridge Road, Sawston



## Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Sawston 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	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> )	2850

Proposed housing units	-
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge  The site is atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character but is typical of having low hedges and few trees.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site comprises a piece of agricultural land with several small-large buildings on hardstanding outside of the Development Framework Boundary, and therefore in the countryside. Despite efforts in boundary treatment the site is has an extremely open and exposed allowing open views from all areas.



Issue	Assessment	Comments
		Preservation of the rural countryside character is important and so boundary treatment will be important. Development in this location must be appropriate to density and pattern of the existing village, the proposed number of units is likely to detract from the existing village character. Landscape mitigation required to enhance the village gateway.
Biodiversity and Geodiversity	Amber	<p>Large infrastructures e.g. warehousing of more than 1000m<sup>2</sup> or uses likely to result in air pollution would require consultation with Natural England. Habitats present are likely to be of low ecological value. Arable habitats may support farmland birds. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	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 cemetery recorded to the north 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: 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: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge . The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway. In terms of highway capacity, the applicant will have to assess the cumulative impacts on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcome of the study.</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	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	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: SA23  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.

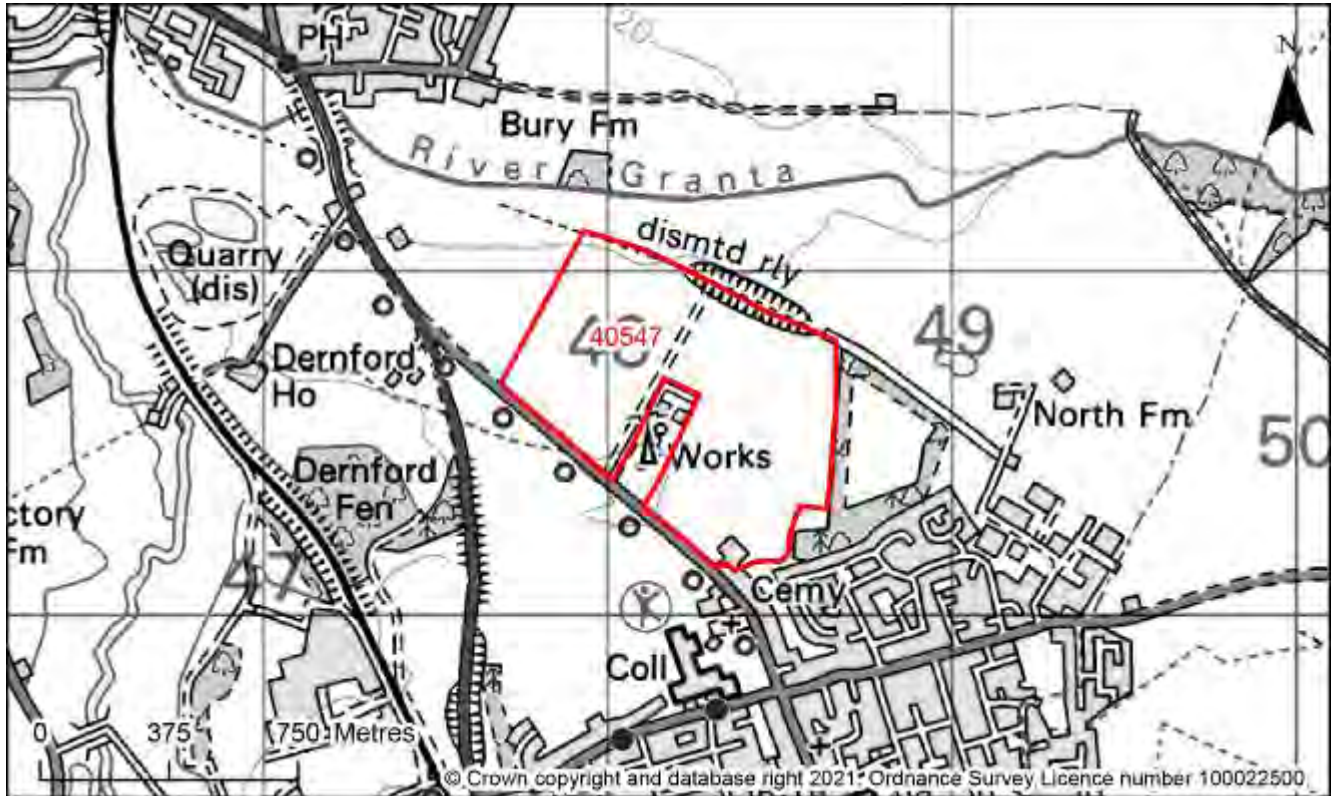
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	2850
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, Sawston, CB22 3DG

Site Reference: 40547

Map 578: Site description - Land east of Cambridge Road, Sawston



## Site Details

Criteria	Response
Site area (hectares)	55.32
Parish or Ward	Sawston 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	Agricultural land/building, Commercial/Industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	1123
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge  The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character with the low hedges and few trees.  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 wide and local landscape character and views. It would be an encroachment into the landscape, permanent, remove open agricultural fields and an urbanisation of the rural countryside. Even with a reduction in units the harm with landscape

Issue	Assessment	Comments
		mitigation measures the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated 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 north of historic settlement. A medieval moated site is located to the south and a Saxon cemetery is recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 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: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge . The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway. In terms of highway capacity, the applicant will have to assess the cumulative impacts on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study.</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	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Site is adjacent to a sewage works and landfill. Potential for contamination, conditions required. Phase II and Remediation likely.



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3  28% 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: SA23; SA22; OA6  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.

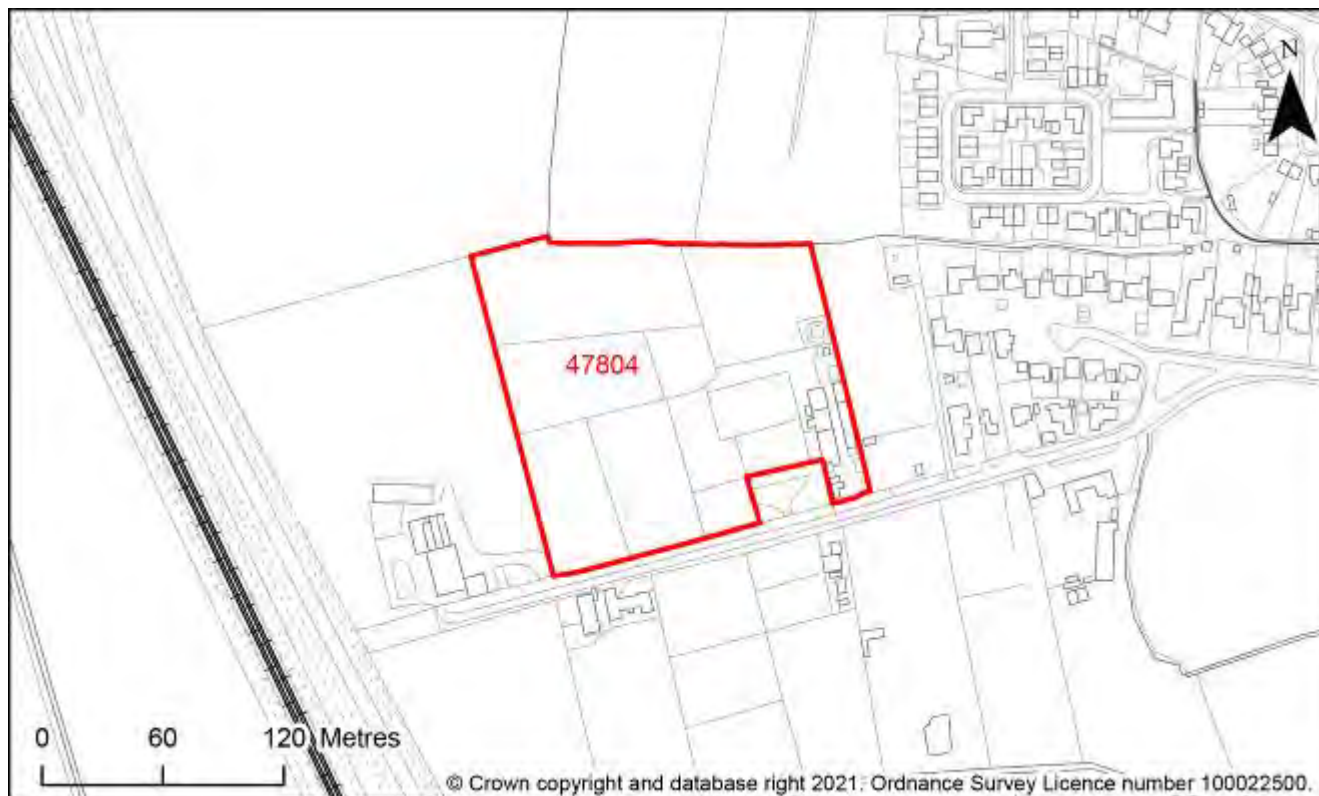
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1123
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 north of Common Lane, Sawston, CB22 3HW

Site Reference: 47804

Map 579: Site description - Land north of Common Lane, Sawston



## Site Details

Criteria	Response
Site area (hectares)	2.35
Parish or Ward	Sawston 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	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	50
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (16%)  Surface water flooding: 12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge  The site is generally atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees, it does however have a semi-rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site comprises several small parcels including Sawston riding school. Whilst there is existing built development on part of the site, development of the wider parcel would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. It would also

Issue	Assessment	Comments
		result in the loss of openness in the Green Belt and adversely affect the setting of the village.
Biodiversity and Geodiversity	Amber	<p>Residential developments of 50+ dwellings would require consultation with Natural England. Boundary hedgerows/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, but may be of low ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development throughout the whole site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside, permanent, removal of rural paddocks and an urbanisation of the rural landscape. However,</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 east of the nationally important Borough Hill Iron Age hillfort, designated as a Scheduled Monument
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: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: 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 will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from.</p> <p>In terms of highway capacity, the applicant will have to assess the site's impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcome of the study.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The 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/</p>

Issue	Assessment	Comments
		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 3 100% 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: SA14  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	21
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land south of Babraham Road, Sawston (H/1(c)), CB22 3JW

Site Reference: OS030

Map 580: Site description - Land south of Babraham Road, Sawston (H/1(c))



## Site Details

Criteria	Response
Site area (hectares)	12.08
Parish or Ward	Sawston CP; Babraham CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	260
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Wholly within 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	<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>3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk</p> <p>Local Character: The Chalklands</p> <p>The site is 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.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The site is within the Development Framework Boundary abutting the Greenbelt.</p>

Issue	Assessment	Comments
		The site is contained in the south east but otherwise has a very open, rural character. Residential development is appropriate here given the adjacent site use. The proposed number of units for new development must respond well to the local context and character such as the existing form and scale of similar development within the village. The character of the landscape setting should be respected and key views to and from the village retained.
Biodiversity and Geodiversity	Amber	<p>Residential developments would require an assessment of recreational impact on nearby SSSIs. Consultation with Natural England required for any residential development over 50 units and industrial development over 1000m². Site is 310m from Sawston Meadows SSSI. Alternative green space likely to be required. Arable habitats like to be low ecological value although may support farmland bird populations. Boundary trees and hedgerows are may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. 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	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	Significant archaeology of prehistoric and Roman date recorded in the vicinity
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: 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: 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>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with pedestrian and cycle links to Whittlesford Parkway (GCP). Requires other links to existing cycleways/footways and contributions to GCP schemes (CSET).</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	Close to Babraham Road Park and Ride and smaller site therefore 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	-	<p>Agricultural Land Classification: 86% Grade 2; 12% Grade 3; 2% Urban</p> <p>20% 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	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	260
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



# Wedd Joinery, Granta Terrace, Stapleford, CB22 5FJ

Site Reference: 40477

Map 581: Site description - Wedd Joinery, Granta Terrace, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	0.87
Parish or Ward	Sawston CP; 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	Commercial/industrial
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>	25
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Wholly within Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (19%)  Partly in Flood Zone 3 (5%)  Surface water flooding: 2% lies in a 1 in 100 year event  15% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	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  The site is within the settlement framework and consists of a works unit with hard standing and a green space to the southwest. Wide views are limited due to smooth rolling landscape and intervening vegetation. Local and amenity views are high and local views are high. Development upon this site would have a neutral impact to the settlement character subject to landscape



Issue	Assessment	Comments
		mitigation measures.
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 southern boundary of the site lies adjacent to the River Granta CWS, designated for being a major river not grossly modified by pollution or canalisation, and for regular stands of pollard willows. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications 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 Conservation Area</p> <p>Any development of this site would have to take into consideration the constraint of the conservation area on the other side of the railway line. The impacts of development could be reasonably mitigated.</p>
Archaeology	Green	No significant archaeology anticipated
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: 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 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	<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 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% Urban

		Watercourse 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:

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

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use 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	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 to east of Huddleston Way, Sawston, CB22 3LN

Site Reference: 40524

Map 582: Site description - Land to east of Huddleston Way, Sawston



## Site Details

Criteria	Response
Site area (hectares)	10.71
Parish or Ward	Sawston CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	238

## 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 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: 2% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Lies within 10m of a TPO</p> <p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Fen Edge</p> <p>The site is typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character, but atypical of the low hedges and few trees.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be important. Development in this location must reflect density and pattern of the existing village. Development here</p>

Issue	Assessment	Comments
		should retain the distinctive, settlement pattern. Implementation of green infrastructure and site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>All residential developments would require consideration of recreational impacts on nearby SSSIs including Sawston Meadows SSSI which is adjacent to the site (SW corner). All development would require consultation with Natural England. Any scheme would need to be very carefully designed to protect the adjacent SSSI and allocation for only part of site may be required. Recreational impacts may be challenging to avoid or mitigate. Site boundaries and adjacent habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Most of site is arable and likely to be of low current ecological value although some restoration may be possible if soil conditions allow. Bat records in close proximity. Farmland birds 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	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Registered Park and Garden</p> <p>Development of the site could have a detrimental impact on setting of registered park and garden but the impact could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Extensive cropmarks of Iron Age/Roman settlement in the vicinity and within the site
Accessibility to Services and Facilities	<b>Green</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: 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>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site will need to consider sustainable transport links to access local services - Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from.</p> <p>In terms of highway capacity, the applicant will have to assess the site's impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study.</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	-	<p>Agricultural Land Classification: 93% Grade 3; 7% Urban</p> <p>1% 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	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: SA3; SA2</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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

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

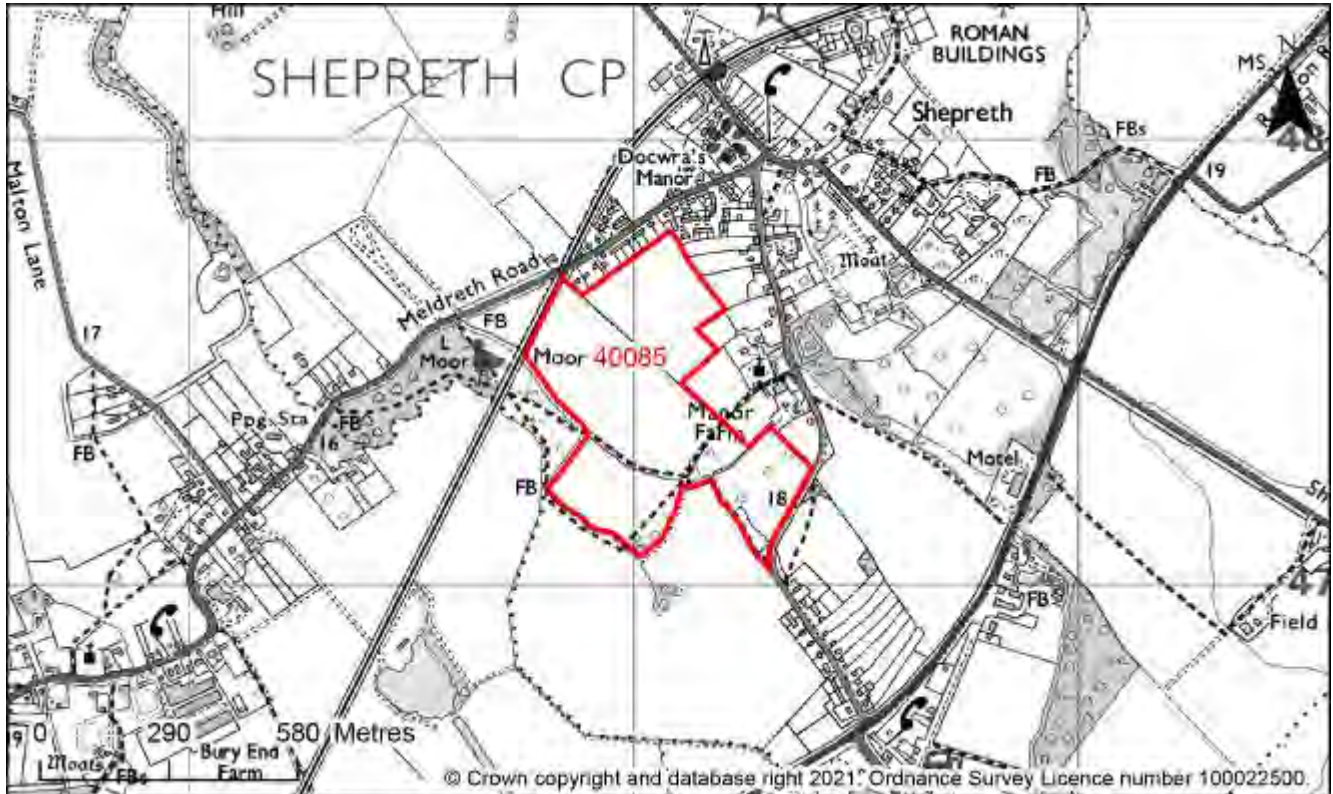
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	238
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 Frog End, Shepreth, SG8 6PT

Site Reference: 40085

Map 583: Site description - Land at Frog End, Shepreth



## Site Details

Criteria	Response
Site area (hectares)	23.89
Parish or Ward	Shepreth 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, Older persons 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>	3344
<b>Proposed housing units</b>	240

## 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  5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  District Character Area: The Chalklands  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 - 3C: Rhee Tributaries Lowland Farmlands

Issue	Assessment	Comments
		Development would significantly alter and harm the existing character of this small rural village and could effectively double the size of Shepreth. It would be an encroachment into the countryside, incongruous and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a SSSI</p> <p>Within 200m of a Wildlife Site</p> <p>The site is adjacent to L-Moor, Shepreth SSSI, cited for its diverse and rich grassland communities and herbaceous plants, the adjacent chalk stream (River Rhee CWS) is noted for its good range of aquatic plants, and the site has been recognised for high value invertebrate life. Any new developments will require close consultation with Natural England, including assessment of increased visitor pressure on adjacent SSSI, and general direct and indirect impacts to SSSI cited features. The Guilden Brook lies adjacent to the southwest boundary of the site and directly feeds into the River Rhee CWS approximately 10m beyond the boundary. 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	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Green</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Need to consider impact on views into and out of the nearby 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.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located on the southern edge of the historic core of the settlement. Cropmarks of Iron Age/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> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Requires links to existing cycleways/footways particularly Rail Station and potential Passenger Transport infrastructure enhancements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by 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

Issue	Assessment	Comments
		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 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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

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

**Achievable (Outcome = Green)**

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

**Development Potential**

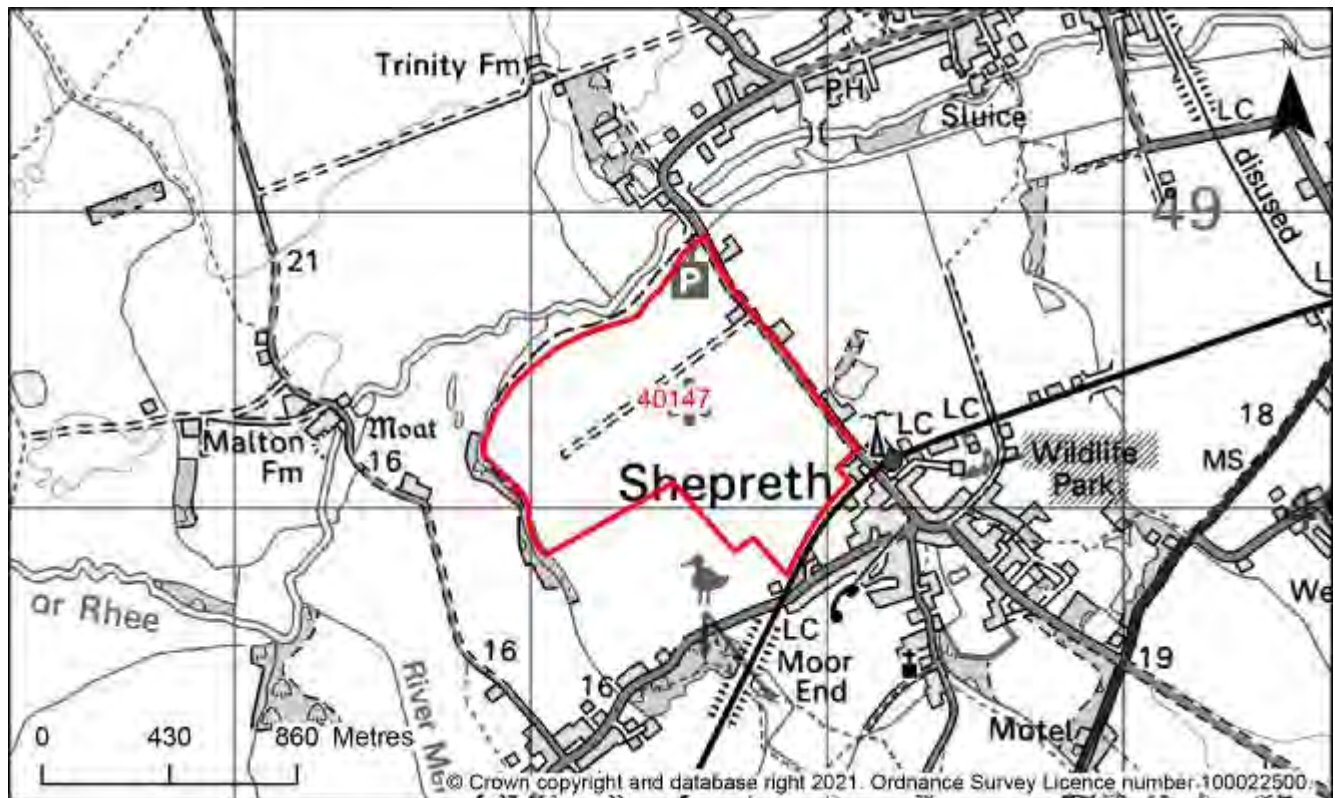
Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	240
Estimated employment space (m <sup>2</sup> )	3344
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years



# Land at Docwraies Farm, Barrington Road, Shepreth, SG8 6QA

Site Reference: 40147

Map 584: Site description - Land at Docwraies Farm, Barrington Road, Shepreth



## Site Details

Criteria	Response
Site area (hectares)	76.70
Parish or Ward	Shepreth 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,

	Research and Development, Public open space
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	3000
<b>Proposed housing units</b>	2300

## 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: 3% 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, site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  Development upon this site would have a significant adverse impact upon the landscape character. It would be a significant increase to the small village of Shepreth, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be adverse, unacceptable and incongruous with the rural

Issue	Assessment	Comments
		landscape character
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>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. River Rhee County Wildlife site is adjacent to north and west boundaries with associated priority habitats and protected/notable species. Potential impacts as a result of lighting, pollution and drainage. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows and copses may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings (if suitable) and farmland bird populations. Great crested newt records within 250m.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Red	Extensive cropmarks area recorded in the area, including Bronze Age funerary monuments and settlement of Iron Age date. A extensive linear boundary runs north to south through the site and is likely to be of Iron Age origin.
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: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This site is located close to Shepreth Station which provides a sustainable link into Cambridge. The applicant will have to consider the impact of the development on the highway network at local junctions and on the A10. It is popular to walk and cycle to Cambridge from this location and contributions towards the Melbourn Greenway will be required. The applicant will be required to upgrade local existing infrastructure to ensure high quality sustainable transport links from/to the site. The development will also have to undertake a cumulative impact 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.</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: 90% Grade 2; 10% Grade 3  Gas pipeline crosses or is within the site  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West  > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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	2300
Estimated employment space (m <sup>2</sup> )	3000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land at Wimbish Manor Estate, Fowlmere Road, Shepreth, SG8 6QP

**Site Reference: 47605**

**Map 585: Site description - Land at Wimbish Manor Estate, Fowlmere Road, Shepreth**



## Site Details

Criteria	Response
Site area (hectares)	4.97
Parish or Ward	Shepreth 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	Residential
Proposed development	Mixed Use, Market and affordable 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 (m<sup>2</sup>)</b>	500
<b>Proposed housing units</b>	15-80

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 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 - 3C: Rhee Tributaries Lowland Farmlands  These are 5 sites outside and abutting the settlement framework. With a sympathetic approach to layout the impact would be slightly adverse subject to landscape mitigation measures. With a sympathetic approach to layout the impact would be slightly adverse subject to



Issue	Assessment	Comments
		landscape mitigation measures. Development to reflect the existing settlement pattern of an isolated farmstead approach and landscape mitigation required.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>New housing developments will require consideration of recreational impact on nearby SSSIs. Residential development over 50 units or industrial development over 1000m<sup>2</sup> would require consultation with Natural England. Habitat quality would need to be assessed; trees, hedgerows, woodland and flood plain grazing marsh may qualify as Habitats of Principal Importance/be of high ecological value. Buildings and trees may support roosting bats and nearby ponds 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within a Conservation Area</p> <p>The heritage issue would be an adverse impact on the setting of the Listed Buildings Wimbish Manor and Tyrell's Hall Farm. Some of the sites proposed would be more sensitive than others, with potential for significant adverse impacts, and a Heritage Impact Assessment would be required in order to determine this.</p>
Archaeology	Amber	Located in historic village core and of importance for the medieval and post medieval development of the settlement. Extensive evidence for Roman settlement

Issue	Assessment	Comments
		to the north, including the Scheduled site at Brown Spinney
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> <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>This site is located close to Shepreth Station which provides a sustainable link into Cambridge; the applicant will also have to consider the impact of the development onto the highway network at local junctions and on to the A10. It is popular to walk and cycle to Cambridge from this location and contributions towards the Melbourn Greenway will be required. The applicant will be required to upgrade local existing infrastructure to ensure high quality sustainable transport links from/to the site. The development will also have to consider local committed/allocated sites.</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 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.

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	80
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

# Rhee Valley Works, Barrington Road, Shepreth, SG8 6QB

## Site Reference: 51659

Map 586: Site description - Rhee Valley Works, Barrington Road, Shepreth



### Site Details

Criteria	Response
Site area (hectares)	1.15
Parish or Ward	Shepreth 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
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, Recreation and leisure
<b>Proposed employment floorspace (m²)</b>	1000
<b>Proposed housing units</b>	5-30

## 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>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Red</b>	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area The Chalklands  The site is atypical of the settlement character. the majority of the site is a brown field site.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  This is a brown field site located to the north west of the village of Shepreth, outside the settlement framework. The site is in a rural location containing outbuildings, hardstanding and a woodland block to the east and south. Wide and local views are high

Issue	Assessment	Comments
		particularly from the northwest. Development upon this site would have a significant adverse impact upon the landscape character and views.
Biodiversity and Geodiversity	Amber	<p>All new residential developments would require an assessment of recreational impact on nearby SSSIs. Development of warehousing/industry over 1000m<sup>2</sup>, or more than 50 dwellings would require consultation with Natural England. Any development likely to result in air pollution would also require consultation with Natural England. Boundary hedgerows, trees and adjacent pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species, including great crested newt. Hardstanding is of negligible ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Former cement works. No significant archaeology is likely to survive
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	There is a Pig farm located in close proximity to the South East of the site. Potential odour issues should rule out residential use
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
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?	Yes, Planning permission granted for change of use of agricultural buildings to dwellings (S/2980/16/PN)
When will the site be available for development?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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	26
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	0-5 Years

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

## 29 Station Rd, Shepreth, SG8 6GB

Site Reference: 56169

Map 587: Site description - 29 Station Rd, Shepreth



### Site Details

Criteria	Response
Site area (hectares)	0.66
Parish or Ward	Shepreth 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	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	30

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Green</b>	Wholly within Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 12% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 87 East Anglian Chalk District Area The Chalklands  The site is atypical of the settlement character. the majority of the site is a brown field site.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is a U-shaped piece of land adjacent to the railway line. The proposals are to re-provide employment or housing in this area. Due to the proximity of the rail line, it is recommended that only employment or industrial uses are considered.

Issue	Assessment	Comments
		Landscape and trees should be considered in any proposed redevelopment plans both at the edges of the site and internally.
Biodiversity and Geodiversity	Green	<p>All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently developed, with no obvious priority habitats. However, existing buildings could support protected species.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>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 archaeology anticipated ini 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 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	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	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for growth</p>
Employment	-	

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	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)
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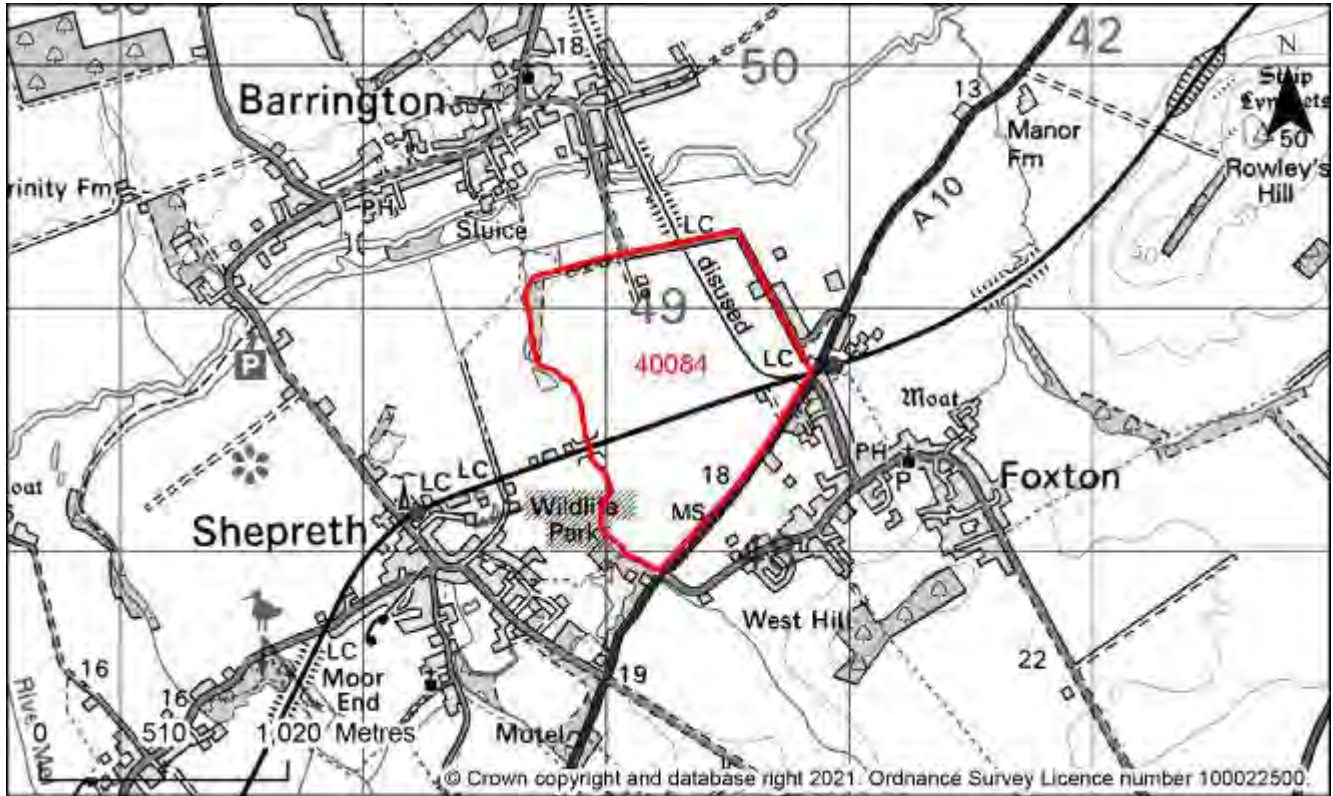
0-5 Years
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# Land north west of A10 Royston Road, Foxton, CB22 6SL

## Site Reference: 40084

Map 588: Site description - Land north west of A10 Royston Road, Foxton



### Site Details

Criteria	Response
Site area (hectares)	98.68
Parish or Ward	Shepreth CP; 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	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, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	10,000 - 20,000
<b>Proposed housing units</b>	900-1800

## 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 or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (5%)  Partly in Flood Zone 3 (3%)  Surface water flooding: 1% 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 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

Issue	Assessment	Comments
		<p>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 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>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is located to the north of the village of Foxton. Development upon this site would be an encroachment into the countryside and have a significant adverse effect upon the rural local landscape character and existing gateway into the village of Foxton. Minor development could be accommodated to the south east of the site but significant landscape mitigation works would be required to enhance the new village edge.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Priority habitats within the site include deciduous woodland, with a ditch lying adjacent to the western boundary; however, there are grassland, hedges and wooded boundaries on site that are also likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<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	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>The site is adjacent to a Scheduled Monument site so care needed. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Red	Contains extensive cropmarks of Roman settlement, part of the same complex as the scheduled Brown Spinney Roman settlement and of demonstrably equivalent status to designated heritage assets
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> <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 require accompanying primary school and community centre</p>
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	<b>Red</b>	Capacity issues on adjacent links and and railway crossing, may bring forward the need for A10 bridge.  Transport Assessment and Travel Plan required.
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 railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  Gas pipeline crosses or is within the site  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 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	18
Estimated dwelling units	1800
Estimated employment space (m <sup>2</sup> )	-10000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



# Land south of Shepreth Road, Foxton, CB22 6SU

Site Reference: 40430

Map 589: Site description - Land south of Shepreth Road, Foxton



## Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Shepreth CP; 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	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	32

## 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 (3%)</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>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>Development upon this site would be an encroachment into the countryside, it would be permanent and urbanising the rural landscape. Wide and local views are high with long distant views out towards the south of the site. 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 outlined in the neighbourhood plan. There is little scope to mitigate these effects without causing adverse harm</p>



Issue	Assessment	Comments
		to the existing landscape character.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a watercourse that runs adjacent to the southwest corner of the site that will require surveys and probable mitigation. 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	<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	Previous evaluation has confirmed the presence of significant archaeology. Excavation in advance of development would be appropriate.
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: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>Gas pipeline crosses or is within the site</p> <p>Watercourse 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:

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

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for 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/0117/18/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	12
Estimated dwelling units	32
Estimated employment space (m <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 Main Street, Shudy Camps, CB21 4RN**  
**Site Reference: 40445**

### Map 590: Site description - Land to the north of Main Street, Shudy Camps



## Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Shudy Camps 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	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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 86 South Suffolk and North Essex Clayland District Character Area: South East Claylands  site is typical of the characters areas, particularly relevant is the description relating to panoramic views  Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands  The site is part of larger agricultural field that sits at the junction of Main Street and Carsey Hill. Views are generally long in the area but the crest of a hill to the north of the site prevents long views out of the site to the north. Equally, a hill to the south contains views to the south, however, within the village, the site is fairly prominent. In landscape terms the site has a medium impact in the landscape, affecting the local area mostly. Limited development may be acceptable subject to being contextual with the village and with landscape mitigation.
Biodiversity and Geodiversity	Green	An application is unlikely to require consultation with Natural England. Boundary habitats such as trees and hedgerows may be of some ecological value but remainder of site (arable) is likely to be of low

Issue	Assessment	Comments
		<p>ecological value. Farmland bird populations may be present. Pond within 100m may support great crested newt (if suitable), although no records in area.</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	Green	<p>Within 100m of a Listed Asset</p> <p>The site is 80m from the listed building on the opposite side of the street so it is not likely to affect its setting. 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 at eastern end of historic settlement
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <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	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3  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	-	Parcel ID:



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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	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 south of Hinton Way, Stapleford, CB22 5AN

Site Reference: 40246

Map 591: Site description - Land south of Hinton Way, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	4.30
Parish or Ward	Stapleford 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, Residential care home, 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  Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO  NCA 87 East Anglian Chalk  District Area The Chalklands  The site is atypical of the settlement character. It is part of an existing large agricultural field rather than a small field adjacent to the settlement framework.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development throughout the site would have a significant adverse impact to the local landscape character, views and visual amenity. However, with a reduction in residential units this harm would be reduced subject to the following landscape mitigation measures: development to reflect existing linear street facing pattern, long thin rear gardens to be included, existing boundary planting to be protected and retained other than access requirements, new landscape buffer planting to be included to the east of the site to reflect

Issue	Assessment	Comments
		existing settlement edge and a rural approach to be encouraged.
Biodiversity and Geodiversity	<b>Amber</b>	<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. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	Indirect impact on a number of highly graded designated heritage assets should be considered in detail and suitable mitigation should form part of any scheme. A detailed views assessment is likely to be required in relation to the impact on the edge of Cambridge historic environment. Mitigation is likely to take the form of a reduction in unit numbers, location and design of units, location and design of landscaping and tree planting, site boundary treatments, views corridors.
Archaeology	<b>Amber</b>	Extensive archaeology of prehistoric date recorded in the vicinity
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 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: 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>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	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: 1% Grade 2; 94% Grade 3; 5% 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: GS8; OA5  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	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 Haverhill Road, Stapleford, CB22 5BJ

Site Reference: 40368

Map 592: Site description - Land east of Haverhill Road, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	1.92
Parish or Ward	Stapleford 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
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	58



## 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: 4% lies in a 1 in 100 year event  22% 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. The site is an allotment  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  Development upon this site would have a significant adverse impact upon the landscape character, views and visual amenity. It would encroach into the rural landscape, permanent, remove valuable landscape (allotments) and an urbanisation of the rural countryside. Even with a reduction in residential units with mitigation the harm would be still adverse and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is currently an allotment. There are no apparent priority habitats within the site; however, there are building, grasslands, cultivated areas, 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	have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of prehistoric and Roman archaeology with features identified by geophysical survey in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: 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>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>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	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

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: GS10  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.

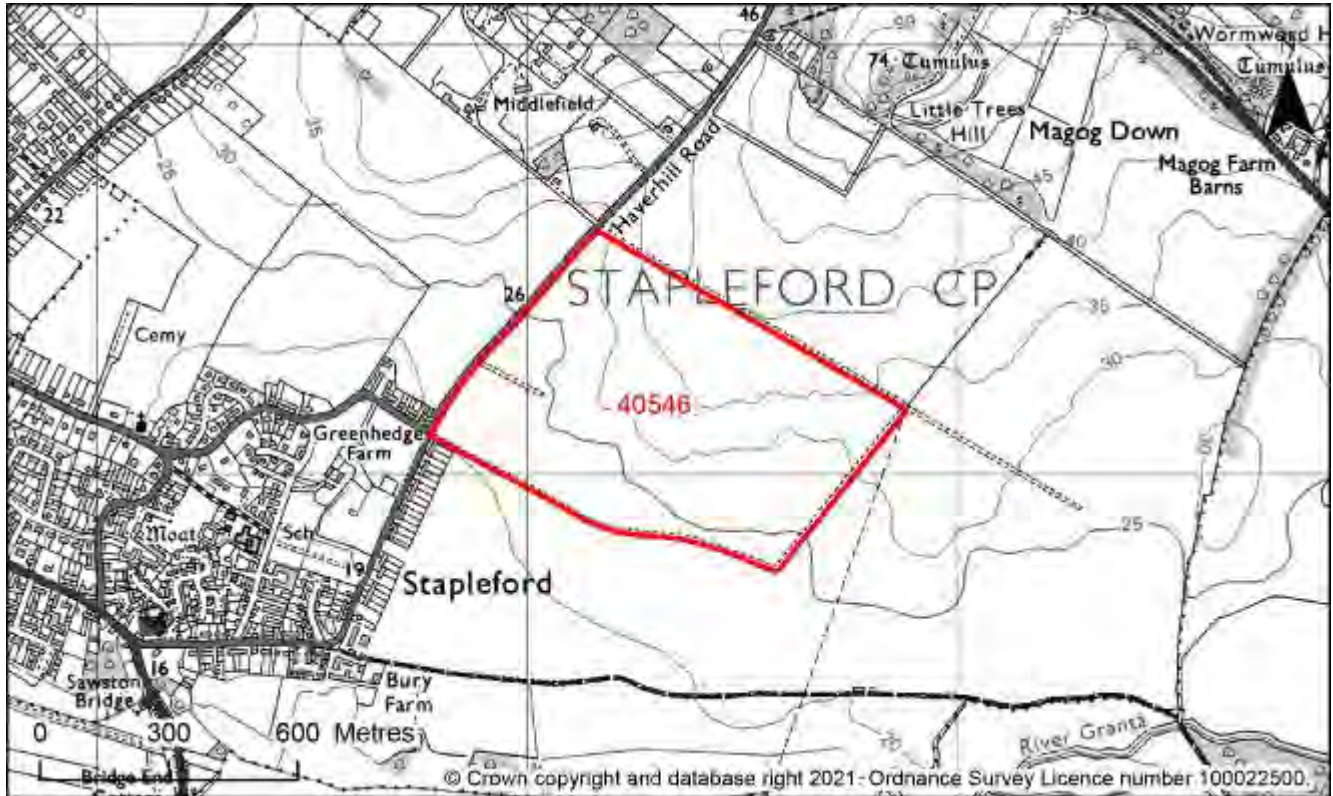
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	30
Estimated dwelling units	58
Estimated employment space (m <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 Haverhill Road, Stapleford, CB22 5DQ

## Site Reference: 40546

Map 593: Site description - Land to the east of Haverhill Road, Stapleford



### Site Details

Criteria	Response
Site area (hectares)	47.77
Parish or Ward	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, 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>	987

## 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 settlement character. It is a large agricultural field rather than a small field adjacent to the settlement framework.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is outside and abutting the settlement framework. Wide and local views are high due to smooth rolling landscape and lack / open boundaries. Development upon this site would have a significant adverse impact upon the settlement and landscape

Issue	Assessment	Comments
		character. It would be encroachment into the landscape, urbanisation of the countryside and a significant increase in the settlement of Stapleford. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse and development would appear incongruous with the existing rural characteristics.
Biodiversity and Geodiversity	Amber	<p>Within 40m of Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated 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	Sites recorded in the area include Bronze Age funerary monuments and enclosures of probable late prehistoric date.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: 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>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 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	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	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: 65% Grade 2; 35% Grade 3  65% lies in an EA Source Protection Zone 3
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: GS8; GS11; GS12; OA6  Very High; High

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

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

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

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

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	987
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 east of Gog Magog Way, Stapleford, CB22 5BQ

Site Reference: 45417

Map 594: Site description - Land to the north east of Gog Magog Way, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	14.44
Parish or Ward	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, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	200
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<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: 1% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>NCA 87 East Anglian Chalk</p> <p>District Area The Chalklands</p> <p>The site is atypical of the settlement character. it is part of a large agricultural field rather than a small field adjacent to the settlement framework.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Development upon this site would have a significant adverse impact upon the landscape character and views. It would be an encroachment into the countryside, urbanisation of the rural landscape and a significant increase in the settlement framework. Even</p>

Issue	Assessment	Comments
		with a reduction in residential numbers and landscape mitigation measures the impact would still be adverse and appear incongruous with the rural landscape.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require consideration of recreational impacts on nearby SSSIs. Site likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is separated from the Conservation Area by modern development, but it still forms part of its wider rural setting, which contributes to its significance. The church in particular has a historically rural outlook setting which could be harmed. Development of the site would erode the buffer between the historic settlements of Stapleford and Great Shelford; however, the impact could be reasonably mitigated.</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: 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: 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>Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on 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>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>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 86% Grade 2; 14% 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: GS10; GS9; GS8  Very 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	14
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 west of Haverhill Road, Stapleford, CB22 5BX

Site Reference: 51758

Map 595: Site description - Land west of Haverhill Road, Stapleford



## Site Details

Criteria	Response
Site area (hectares)	4.08
Parish or Ward	Stapleford 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, Residential care home, Public open space, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	464

<b>Proposed housing units</b>	90-108
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  5% 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 atypical of the settlement character. It is a large agricultural field rather than a small field adjacent to the settlement framework.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The site is outside and abutting the settlement framework. It is located within CSF/5 Countryside Enhancement Strategy. Wide, local and amenity views are high due to smooth rolling landscape and gappy boundary vegetation. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape.

Issue	Assessment	Comments
		Even with a reduction in residential units and landscape mitigation measures the impact would still be adverse appear incongruous with the existing rural characteristics
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any warehousing/industrial developments over 1000m<sup>2</sup> or developments likely to result in air pollution would require consultation with Natural England. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated 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	The site is within the setting of the Magog Down Scheduled Monument, and potentially within the setting of the Grade II* Listed Building 'Middlefield'. The impact on the setting of these heritage assets could be reasonably mitigated through design, layout, and planting. The c.100 units proposed is considered to be high for the site, and it may not be possible to achieve these numbers with adequate mitigation.
Archaeology	Amber	Cropmarks relating to prehistoric activity known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: 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>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>Transport Assessment and Travel Plan required.</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>

Issue	Assessment	Comments
Contamination and Ground Stability		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: GS10; GS9; GS8  Very 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 mixed-use 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	108
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 between 12 and 14 Station Road, Steeple Morden, SG8 0NW

**Site Reference: 40054**

**Map 596: Site description - Land between 12 and 14 Station Road, Steeple Morden**



## Site Details

Criteria	Response
Site area (hectares)	0.78
Parish or Ward	Steeple 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	Woodland/orchard
Proposed development	Residential, Market and affordable 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	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) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is atypical of the local character, it is set among the typical character of mostly large-scale arable landscape of arable fields, low hedges and few trees, with an open, spacious quality and a strong rural character, but it has an enclosed character and is woodland.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  There will be no views into or out of the site from any of the boundaries and the site comprises dense woodland. A key concern here is the woodland that comprises the site, development in this location would adversely impact the immediate and adjacent setting.
Biodiversity and Geodiversity	Amber	Consultation with Natural England not likely to be required and designated sites unlikely to be impacted. Site comprises woodland/remnant orchard which is likely to qualify as Habitat of Principal

Issue	Assessment	Comments
		<p>Importance/priority habitat and be of high ecological value. No net loss and net gain of biodiversity likely to be unachievable within site boundaries and offsite compensation would be necessary.</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>Impact would depend on the design of the development fronting Station 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	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	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>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	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m2 employment - Capacity for growth</p>
Employment	-	

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	10
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

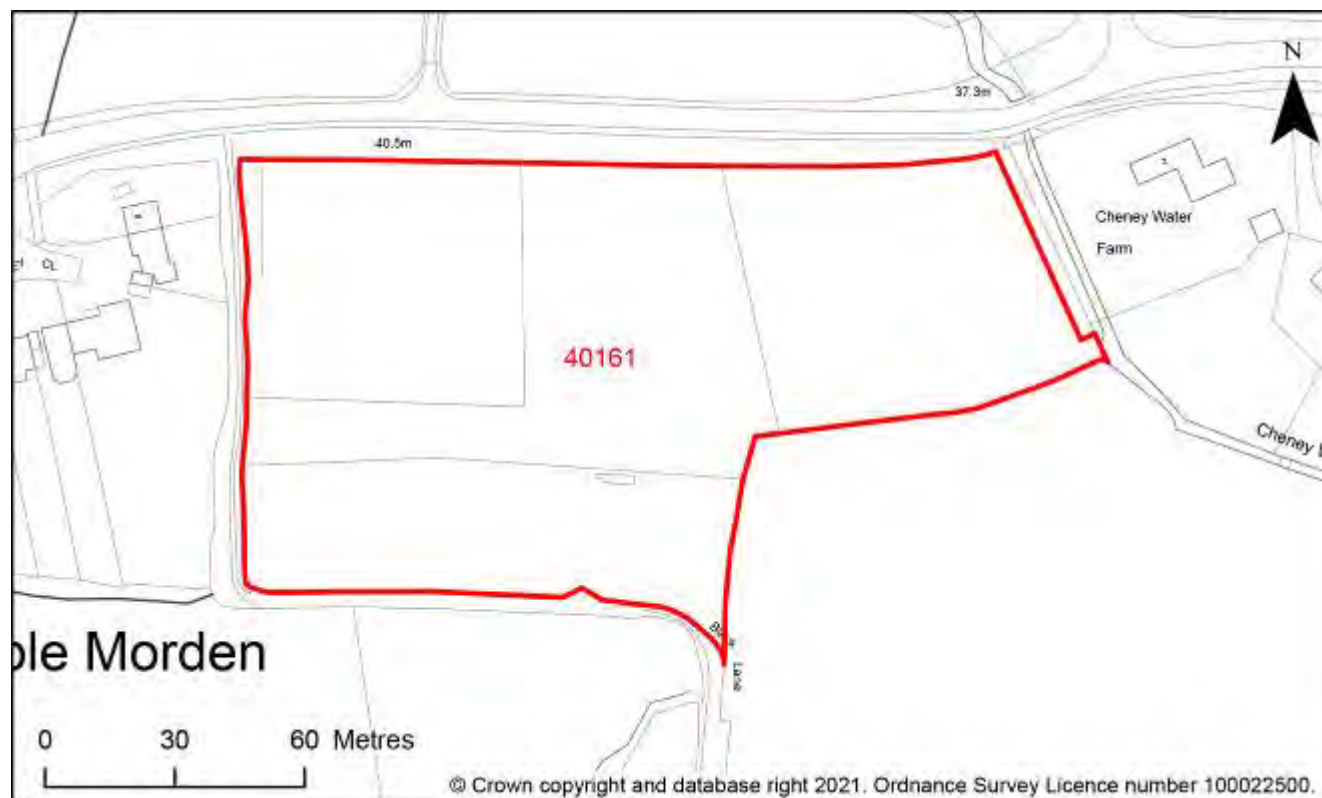
Development completion timescales (years)
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0-5 Years
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# Land south of Cheyney Street, Steeple Morden, SG8 0LT

Site Reference: 40161

Map 597: Site description - Land south of Cheyney Street, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	1.57
Parish or Ward	Steeple 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	47

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: 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>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, it is set among the typical character of mostly large-scale arable landscape of arable fields, low hedges and few trees, with an open, spacious quality and a strong rural character, but it has an enclosed character and has many trees along its boundaries.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site has tall tree and hedgerow planting along most of its boundaries, views will be largely screened with minor glimpsed views through gaps in vegetation. Development would need to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, proposed development in this location aims to infill a gap and continue a logical pattern of development along Cheyney Road.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. The Cherry Water waterbody adjacent to the western boundary of the site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). 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 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 has the potential to cause harm to the character and significance of the Conservation Area and setting of one or more Listed Buildings.</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 to the east of the historic village core. A medieval hollow way is recorded in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	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>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:

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

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use 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	47
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Greenway Farm, Litlington Road, Steeple Morden, SG8 0LX

**Site Reference: 40210**

**Map 598: Site description - Land at Greenway Farm, Litlington Road, Steeple Morden**



## Site Details

Criteria	Response
Site area (hectares)	3.13
Parish or Ward	Steeple 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	93
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (4%)</p> <p>Partly in Flood Zone 3 (3%)</p> <p>Surface water flooding: 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>NCA 87 East Anglian Chalk</p> <p>District Area The Chalklands. The site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development upon this site would have a significantly adverse impact upon the settlement character. It would appear isolated and detached from the existing framework and an encroachment into the landscape. Even with a reduction in residential units the harm would still be adverse and appear incongruous with the rural landscape and an urbanisation of the rural countryside.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Application unlikely to require Natural England consultation. The Cherry Water waterbody runs through the centre of site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). 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.</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 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	Bronze Age funerary monuments are recorded to the north east.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

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 development is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority. The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved.</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>Watercourse 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:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	22
Estimated dwelling units	68
Estimated employment space (m <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 Trap Road, Steeple Morden, SG8 0PG

Site Reference: 40225

Map 599: Site description - Land at Trap Road, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	2.04
Parish or Ward	Steeple 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, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	50

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 1% lies in a 1 in 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 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 a strong rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development throughout the site would have a significant adverse impact upon the landscape character and views. It would appear incongruous with the existing settlement pattern, detached from the settlement, encroach into the landscape, permanent</p>

Issue	Assessment	Comments
		and an urbanisation of the open rural countryside. Even with a reduction in residential units with landscape mitigation measures the harm would be still adverse and unacceptable.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There is a ditch adjacent to the western boundary which may require further survey and mitigation. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located to the north of the village in an area likely to have been developed from the post medieval period
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>The development is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority. The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
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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 to east of Station Road, Odsey, SG7 6SB

Site Reference: 40287

Map 600: Site description - Land to east of Station Road, Odsey



## Site Details

Criteria	Response
Site area (hectares)	5.19
Parish or Ward	Steeple 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	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
<b>Proposed employment floorspace (m²)</b>	6967
<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>	<p>Outside Development Framework</p> <p>Within 250m of a Mineral Development Area</p> <p>Within or partially within Mineral and Waste Consultation Area</p> <p>Within or Partially within 400m of the District Boundary</p>
Flood Risk	<b>Green</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	<b>Red</b>	<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</p>

Issue	Assessment	Comments
		<p>immediately adjacent to major roads</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development throughout this site would have a significant adverse impact upon the wider and local landscape character and views. It would be an encroachment into the rural landscape, permanent, isolated and removal of an existing open agricultural field within the countryside. Even with a reduction in residential units the harm would still be significant and unacceptable.</p>
Biodiversity and Geodiversity	Amber	<p>Any residential development above 25 will require consultation with Natural England. Therfield Heath SSSI and Local Nature Reserve within 2 km not captured through available GIS data.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in a landscape of extensive prehistoric activity. The site is situated on the route of the Avenell Way trackway.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: 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> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>Unable to provide suitable access onto A505</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The development is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority. The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved.</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 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 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	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% 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 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	10
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	6967
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 Brook End, Steeple Morden, SG8 0PP

Site Reference: 40294

Map 601: Site description - Land to the west of Brook End, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	3.00
Parish or Ward	Steeple 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	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	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	<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 - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development throughout the site would have a significant adverse impact upon the landscape character and views. It would appear incongruous with the existing settlement pattern, encroach into the landscape, permanent and urbanisation of the open rural countryside. However, with a significant reduction in residential units this harm could be reduced subject to landscape mitigation measures. Typical measures</p>

Issue	Assessment	Comments
		would include the following: development to be restricted to a linear development along Brook End reflecting existing settlement characteristics / pattern, street facing properties, large rear gardens, existing boundary hedgerows and trees retained and protected other than access requirements and a new landscape buffer to be provided to the rear of properties creating a new settlement edge.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site is within 50m of a County Wildlife site, cited for grassland, orchards, and mature trees. 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>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>No built heritage constraints.</p>
Archaeology	Amber	Located to the north of the village in an area likely to have been developed from the 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: 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	Red	<p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</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	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 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</p>

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

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

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

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

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

### **Development Potential**

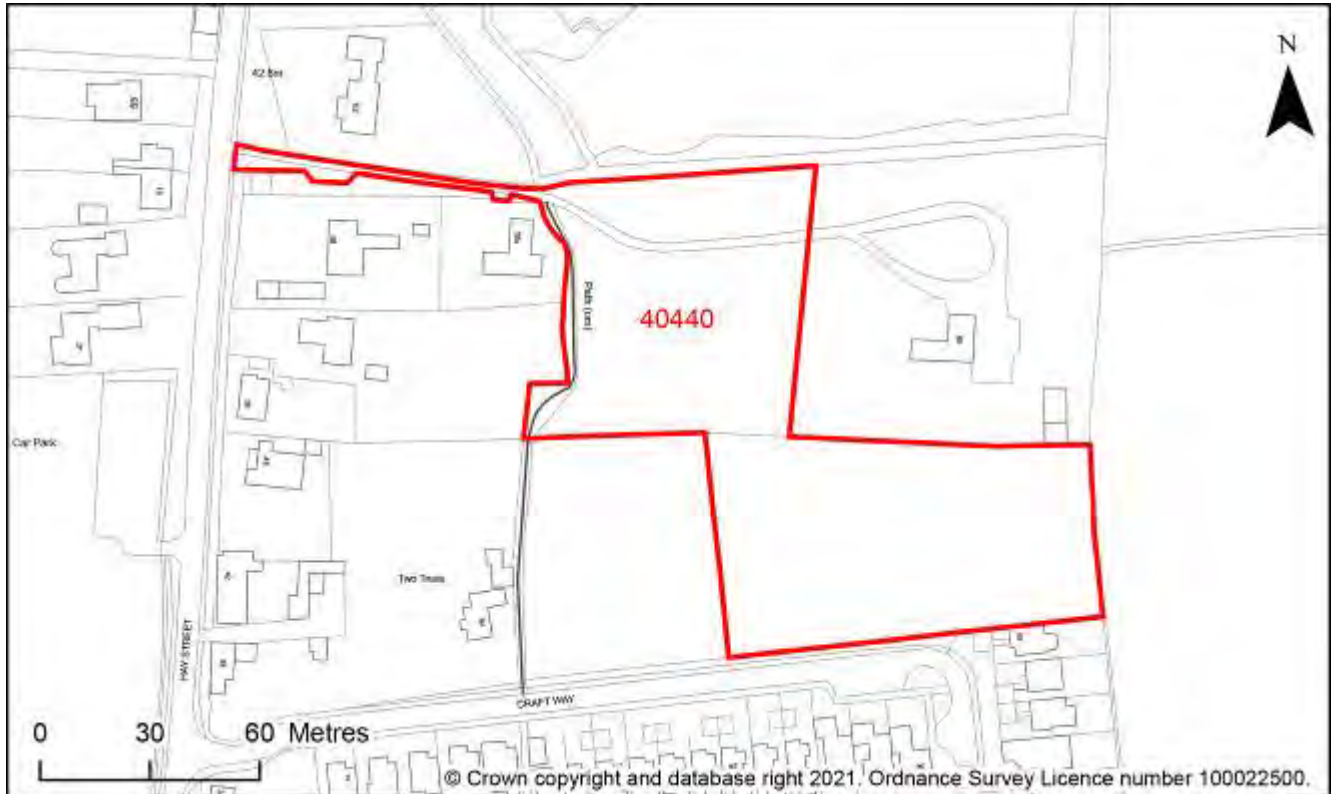
Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	25

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 Craft Way, Steeple Morden, SG8 0PF

Site Reference: 40440

Map 602: Site description - Land off Craft Way, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	1.07
Parish or Ward	Steeple 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, Older persons housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	10

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% 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 with a strong rural character, it has a more enclosed character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important.  A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect

Issue	Assessment	Comments
		the pattern of the existing village and with landscape mitigation may be possible.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site; however, there are woodland areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site has a very open character which would be disrupted by the introduction of housing. This could be mitigated by good design that takes the character of the conservation area into consideration.</p>
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

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>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	<p>Previous use of the site is for agricultural buildings.</p> <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	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	9
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 off Craft Way, Steeple Morden, SG8 0PE

Site Reference: 40442

Map 603: Site description - Land off Craft Way, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	2.01
Parish or Ward	Steeple 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	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	30-35

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	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 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 with a strong rural character, it has a more enclosed character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important.</p> <p>A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect</p>

Issue	Assessment	Comments
		the pattern of the existing village and with landscape mitigation may be possible.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site. Hedges and wooded boundaries on site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will also need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The site forms part of the green buffer between Steeple Morden and Morden Green settlements, adjoining the Conservation Area to the east and west. Development would erode separation and Conservation Area character, with adverse impacts; however, these impact could be reasonably mitigated. There is a Grade II listed building to the south west of the site; however, the setting of this building is unlikely to be affected</p>
Archaeology	<b>Amber</b>	Located on the northern edge of the historic village core.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	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>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	-	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.

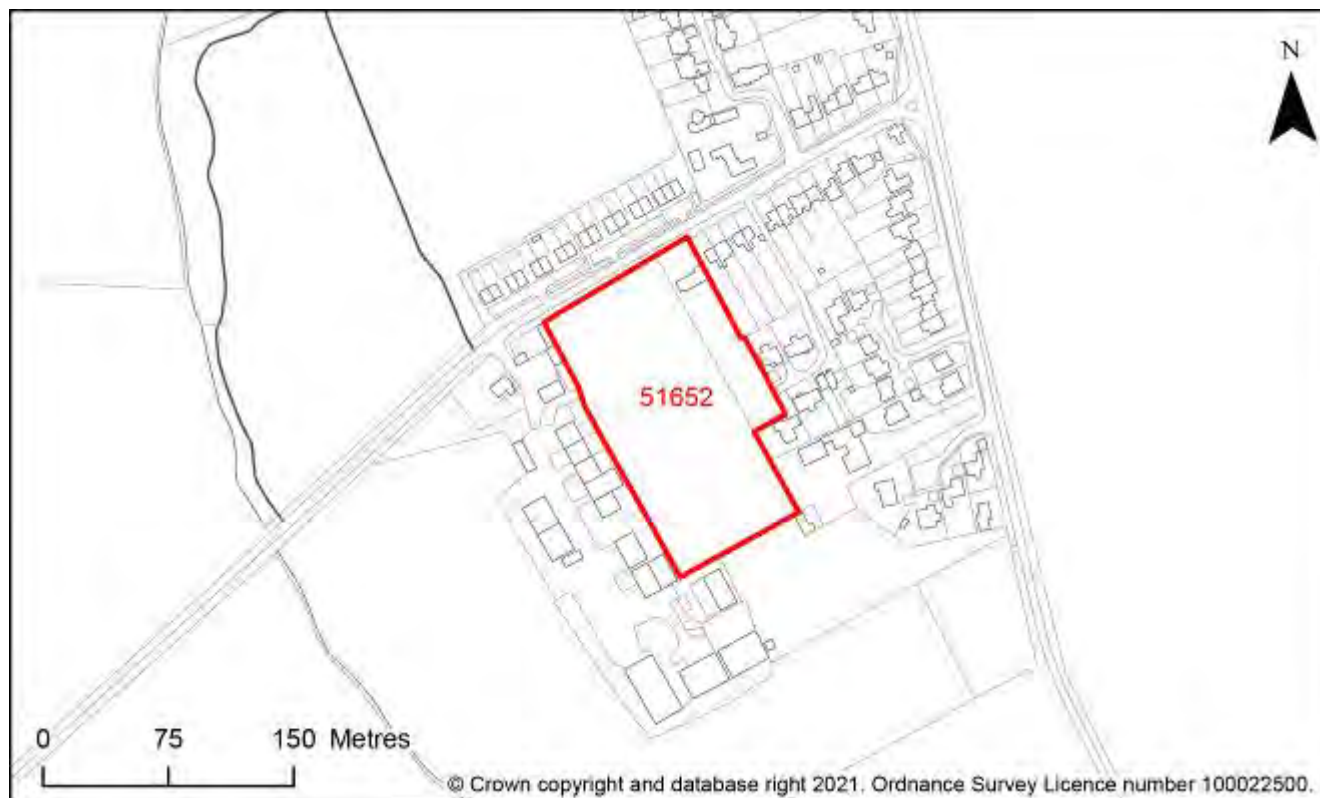
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
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 and buildings at 25 Ashwell Road, Steeple Morden, SG8 0NZ

**Site Reference: 51652**

**Map 604: Site description - Land and buildings at 25 Ashwell Road, Steeple Morden**



## Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Steeple 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
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	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 of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character, but atypical of the open character as this site is enclosed.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is a rectangular parcel of arable land with an adjacent strip of trees. The site lies outside of the Development Framework Boundary. The site is well contained from the north and east but has a very open character at the other boundaries typical of the local landscape character. Development of the site would require the implementation of appropriate landscape mitigation measures, including the retention of trees and hedgerows and the strengthening of boundary planting, in particular for the rural edge facing

Issue	Assessment	Comments
		boundaries.
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated sites. Wooded boundaries and hedgerows, particularly in 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 bird populations. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Building may support roosting bats (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<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 in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	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 / 5,000m<sup>2</sup> employment - Capacity for</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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 north of A505 Baldock Road, Royston, SG7 6SB

Site Reference: 47799

Map 605: Site description - Land north of A505 Baldock Road, Royston



## Site Details

Criteria	Response
Site area (hectares)	440.38
Parish or Ward	Steeple Morden CP; Bassingbourn cum Kneesworth CP; Litlington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed Use, 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>	160000
<b>Proposed housing units</b>	4500

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within 400m of the District Boundary
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This is a large area separated into 4no. sites Wide and local views are high due to low lying land and lack of intervening vegetation. Development upon this site would have a significant adverse impact upon the

Issue	Assessment	Comments
		landscape character. It would be an encroachment into the countryside and urbanisation of the rural landscape. Even with a reduction in residential units with landscape mitigation measures the harm would still be unacceptable, adverse and appear incongruous with the local rural landscape character.
Biodiversity and Geodiversity	<b>Red</b>	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Therfield Heath SSSI lies to south of A505. Recreational impact on SSSI would need to be considered and on-site alternative green space likely to be required. Natural England would need to be consulted on any application for the site. Site includes Royston Road Roadside Verge County Wildlife site and Therfield Heath Local Natural Reserve. Likely to be significant impact on both as a result of proposals, unless site boundary revised. Boundary hedgerows/woodland may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site 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>Red</b>	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</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>



Issue	Assessment	Comments
Archaeology	Red	Located in a landscape of intensive prehistoric activity, including an extensive barrow field of Bronze Age funerary monuments. A rare Roman barrow is also located in the area. The Mile Ditches landscape boundary, of probable Iron Age origin crosses the s
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: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary 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>
Transport and Roads	Amber	<p>Significant new junction onto the A10 and highways infrastructure. Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with pedestrian and cycle links to station at Royston. Requires other links to existing cycleways/footways.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 51% Grade 2; 49% Grade 3  2% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	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.

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

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

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

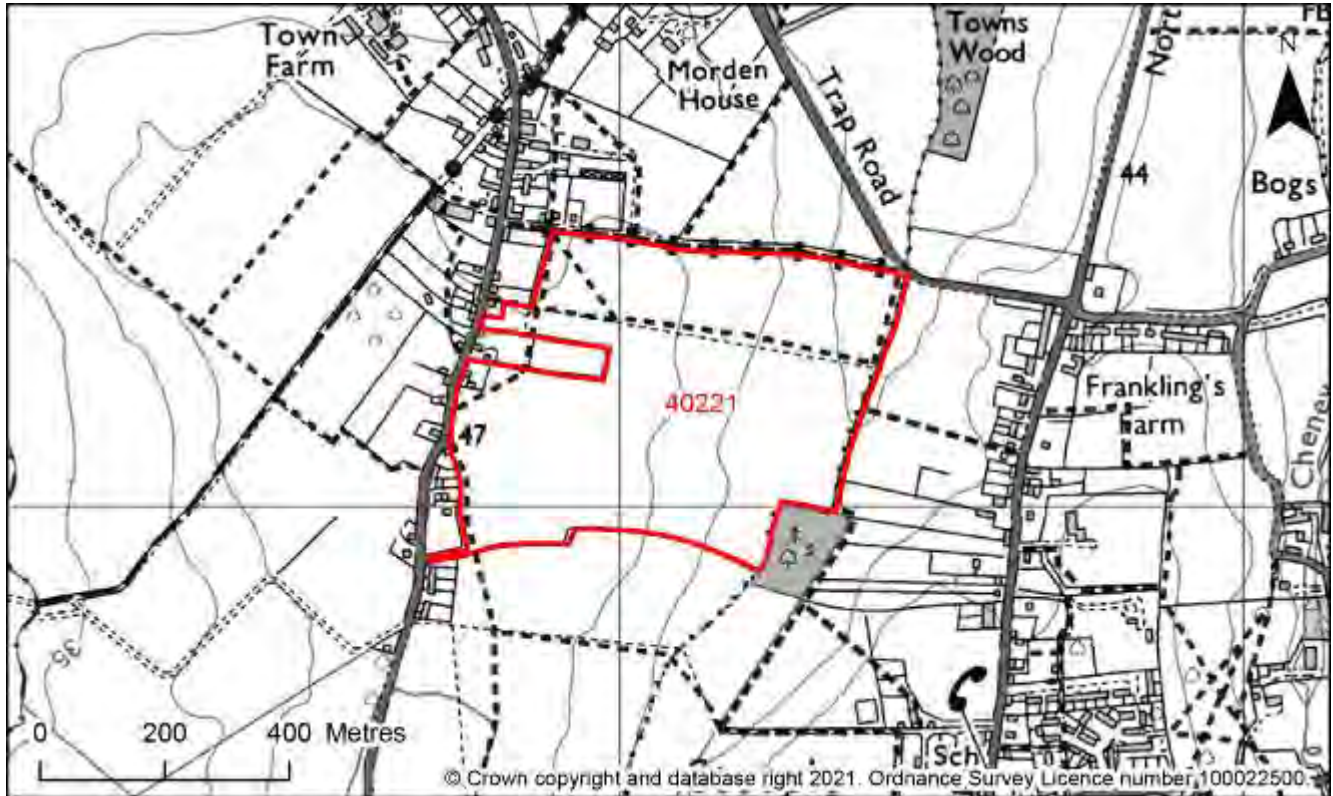
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	4500
Estimated employment space (m <sup>2</sup> )	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land east of Ashwell Road, Guilden Morden, SG8 0JS

Site Reference: 40221

Map 606: Site description - Land east of Ashwell Road, Guilden Morden



## Site Details

Criteria	Response
Site area (hectares)	27.76
Parish or Ward	Steeple Morden CP; 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, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Education, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	800

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (2%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 2% 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. 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.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site comprises a sizable parcel of arable land that is mainly outside of the Development Framework extending into countryside. Development on this site would infill and extend the linear settlement along Ashwell Road eastward into the countryside. Preservation of the rural countryside character is important. The development would drastically alter the</p>

Issue	Assessment	Comments
		strong linear character of the village and would no longer reflect the density and pattern of the existing village. It also encroaches toward Steeple Morden almost merging both villages.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would 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 the setting of the Guilden Morden and Steeple Morden conservation areas by reducing the separation distance between the two settlements. There are a number of Grade II listed properties which front Ashwell Road which could be negatively impacted by development to the rear of their boundaries.</p>
Archaeology	Amber	Cropmarks of rectilinear enclosures to south likely to be of late prehistoric or Roman date
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services but also to local stations. Capacity assessments will be required at local junctions. The development will have to take into account the accumulative impact of committed/allocated sites.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Amber</b>	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
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	29
Estimated dwelling units	800
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

# Wyndmere Farm, Steeple Morden, SG8 0NZ

Site Reference: 51603

Map 607: Site description - Wyndmere Farm, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	7.11
Parish or Ward	Steeple Morden CP; 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	Non-residential
Proposed employment floorspace (m <sup>2</sup> )	6500
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 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) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>The site is typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site is an L shaped parcel arable land adjacent to some housing and an industrial estate. The site is outside of the Development Framework Boundary. This setting has residential development concentrated in the north east, with a strong rural character comprising woodland and arable fields. The site is well contained in the north east but has a very open character at the other boundaries, typical of the local landscape character. Development of the site would require landscape mitigation measures to reduce the impact on</p>

Issue	Assessment	Comments
		the village setting and the wider landscape character.
Biodiversity and Geodiversity	Green	<p>Unlikely to be any impact on designated sites. Hedgerows, wooded boundaries and watercourse to west may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development on this site may be acceptable subject to scale. Including the allotments would not have a positive impact on the village. The scale and massing of the units would be important as there would be clear views across the site from both Station Road and Ashwell Road and they would need to sit well in the wider countryside.
Archaeology	Amber	Cropmarks in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Due to the rural location of the site, the development must consider how to promote sustainable modes. The development is at risk of being car dominated which will not be policy compliant and not supported by the Highway Authority. In addition, the development must consider the accumulative impact of committed/allocated sites 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	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	<p>Within Highways England Zone 10 - South West</p> <p>&gt; 2,000 dwellings / 5,000m<sup>2</sup> employment – Limited</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m <sup>2</sup> )	6500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Ashwell Road, Steeple Morden, SG8 0NZ

Site Reference: 56168

Map 608: Site description - Land at Ashwell Road, Steeple Morden



## Site Details

Criteria	Response
Site area (hectares)	3.40
Parish or Ward	Steeple Morden CP; 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, 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	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 100 year event  4% 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 of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Whilst very limited development on the road frontage may be possible, development over the whole site would be out of context with the pattern of development of the village.
Biodiversity and Geodiversity	Amber	Unlikely to impact on sites designated for nature conservation. Habitats including watercourse, hedgerow, trees and grassland may qualify as Habitats of Principal Importance/be of high ecological value and will need to be assessed. Habitats may support protected and notable species. All schemes need to

Issue	Assessment	Comments
		<p>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	Amber	Development of the site could have a detrimental impact on the setting of a listed mill as the site forms the backdrop when seen from Mill Courtyard. Layout and landscaping should be considered to minimise impact.
Archaeology	Amber	Bronze Age round barrow and linear features known in the vicinity
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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	The proposed site is acceptable in principle subject to detailed design.  There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	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	9
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 Albert Road, Stow-cum-Quy, CB25 9AH

Site Reference: 40072

Map 609: Site description - Land south of Albert Road, Stow-cum-Quy



## Site Details

Criteria	Response
Site area (hectares)	1.07
Parish or Ward	Stow cum Quy 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	29

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (98%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
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 - 6A: Fen Ditton Fen Edge Chalklands  The site is an open field on the edge of Stow-cum-Quy. This edge would form a new edge to the village if it were to be developed. The site is seemingly appropriate for infill due to the nature of how it is surrounded by development on 2/3 sides, though appropriate village edge mitigation/design measures

Issue	Assessment	Comments
		would be required.
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, or any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of 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>Development has the potential to impact on the setting of the Grade II* vicarage. Suitability depends on siting, number and scale.</p>
Archaeology	Amber	Evidence for prehistoric activity recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <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	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: 74% Grade 2; 26% Grade 3
Strategic Highways Impact	Green	<p>Within Highways England Zone 4 - A14 East</p> <p>Capacity for limited growth</p>
Employment	-	



Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ3; SQ6  High; Moderate High
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### **Available (Outcome = Green)**

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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

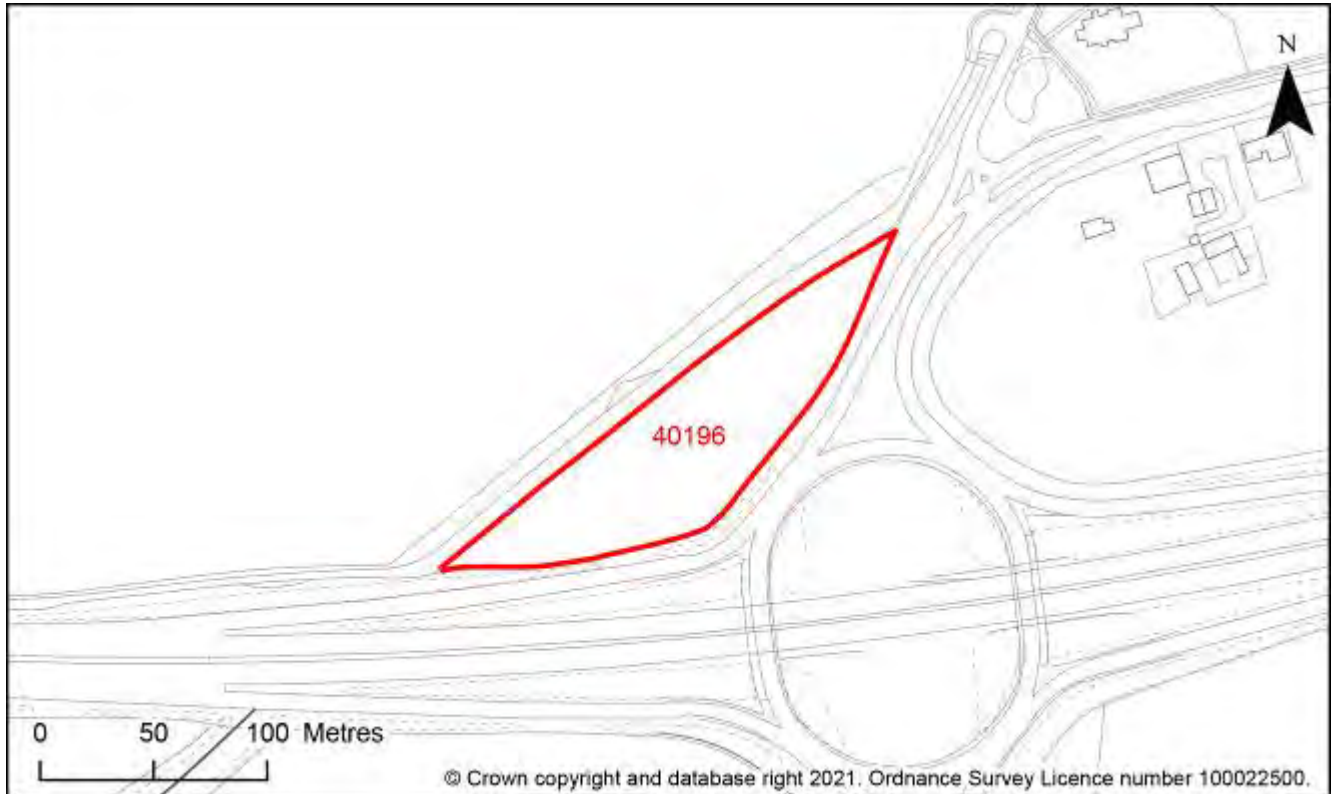
Development completion timescales (years)
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0-5 Years
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# Land west of Newmarket Road, Stow cum Quy, CB25 9AF

## Site Reference: 40196

Map 610: Site description - Land west of Newmarket Road, Stow cum Quy



### Site Details

Criteria	Response
Site area (hectares)	0.91
Parish or Ward	Stow cum Quy 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, Public open space, Hotel, Retail

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	3640
<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>Amber</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands, the site is somewhat typical but not a high-quality example  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  The site is an arc of land formed by the curve of the A14 slip road then separated from a larger field by the access drive to the hotel. Development of this site would be a suitable for roadside uses. Views towards the site from the wider countryside are possible so suitable vegetative mitigation would be required in the form of a deep and dense buffer including large trees.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Commercial/industrial development above 1000m<sup>2</sup> floorspace or any discharge to ground or surface water would require consultation with Natural England. Wilbraham Fens SSSI 350m south. East and south boundary hedgerow/woodland may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Farmland birds 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	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the edge of the historic village to the south west 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 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	<b>Red</b>	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. The Local Planning Authority will need to consu  No possibility of creating a safe access.
Transport and Roads	<b>Amber</b>	The development must consider how it will connect and promote sustainable travel to and from local services, villages and Cambridge. In addition, the development must assess its impact onto the local highway network and the A14.  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. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	<b>Green</b>	Non-residential use proposed.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 4 - A14 East  Capacity for limited growth

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ9 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> )	3640

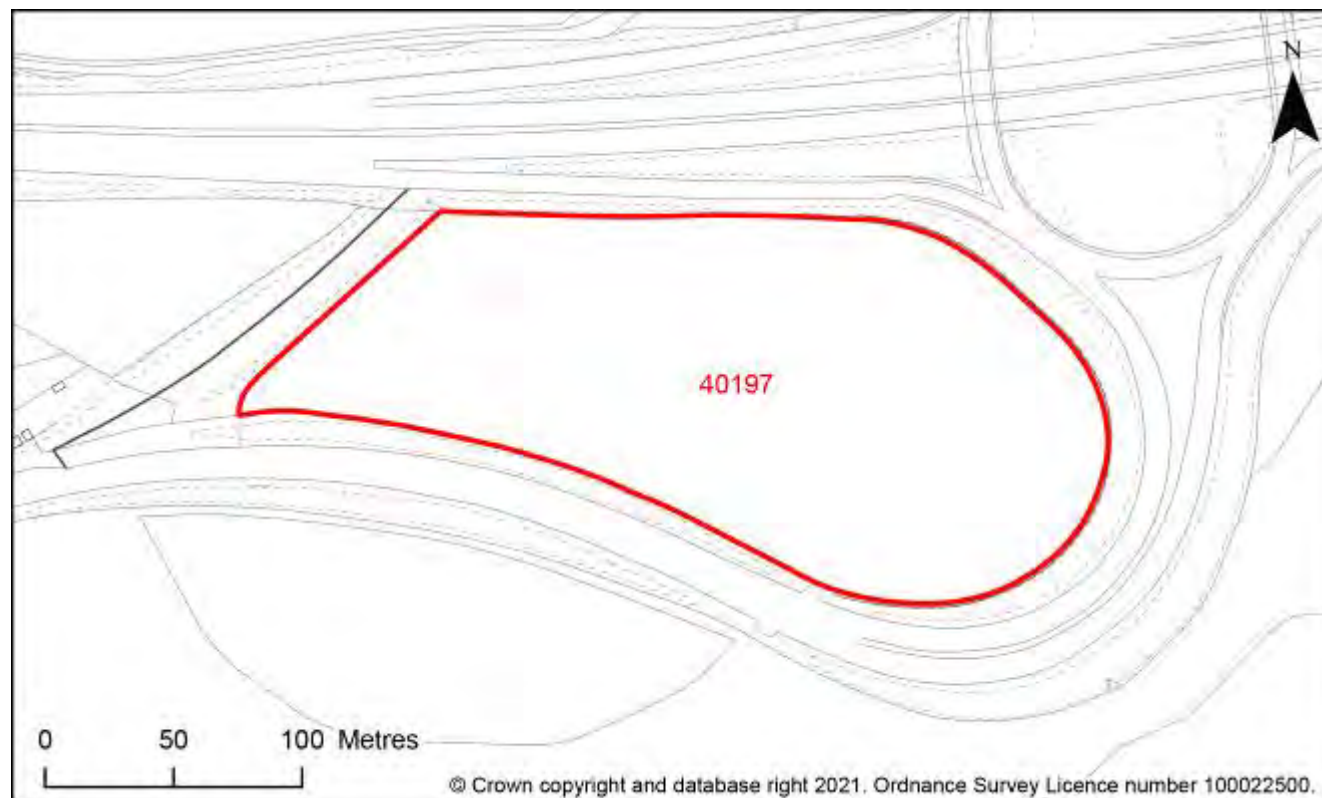
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at D'Engaynes Farm, south of A14, Newmarket Road, Stow-Cum-Quy, CB25 9AQ

**Site Reference: 40197**

**Map 611: Site description - Land at D'Engaynes Farm, south of A14, Newmarket Road, Stow-Cum-Quy**



## Site Details

Criteria	Response
Site area (hectares)	3.31
Parish or Ward	Stow cum Quy 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, Public open space
<b>Proposed employment floorspace (m²)</b>	13240
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands, the site is typical but presence of the motorway reduces its quality  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  The site is formed from the creation of the A14 junction and slip roads. It is raised above the level of most of the surrounding roads. Development of the site could impact on the surrounding area depending on the use, scale and mass of the proposed development. There is existing landscape buffering between the site and the A14 and Cambridge. Part of the site could be

Issue	Assessment	Comments
		developed for roadside commercial uses and limited employment with additional tree and hedge planting to mitigate against visibility.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Commercial/industrial development above 1000m<sup>2</sup> floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 90m from Wilbraham Fens SSSI, although separated by road. Development would need to be appropriate for proximity to SSSI. Adjacent woodland/banks and drain may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Potential for water vole in boundary drain.</p> <p>Development of the site may have a detrimental impact on a designated 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 a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive cropmarks of prehistoric/Roman date recorded to 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 2,000m</p> <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: 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>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. The Local Planning Authority will need to consu</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The development must consider how it will connect and promote sustainable travel to and from local services, villages and Cambridge. In addition, the development must assess its impact onto the local highway network and the A14.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	<b>Green</b>	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	<b>Green</b>	<p>Non-residential use proposed.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA3  Very High

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

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

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

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

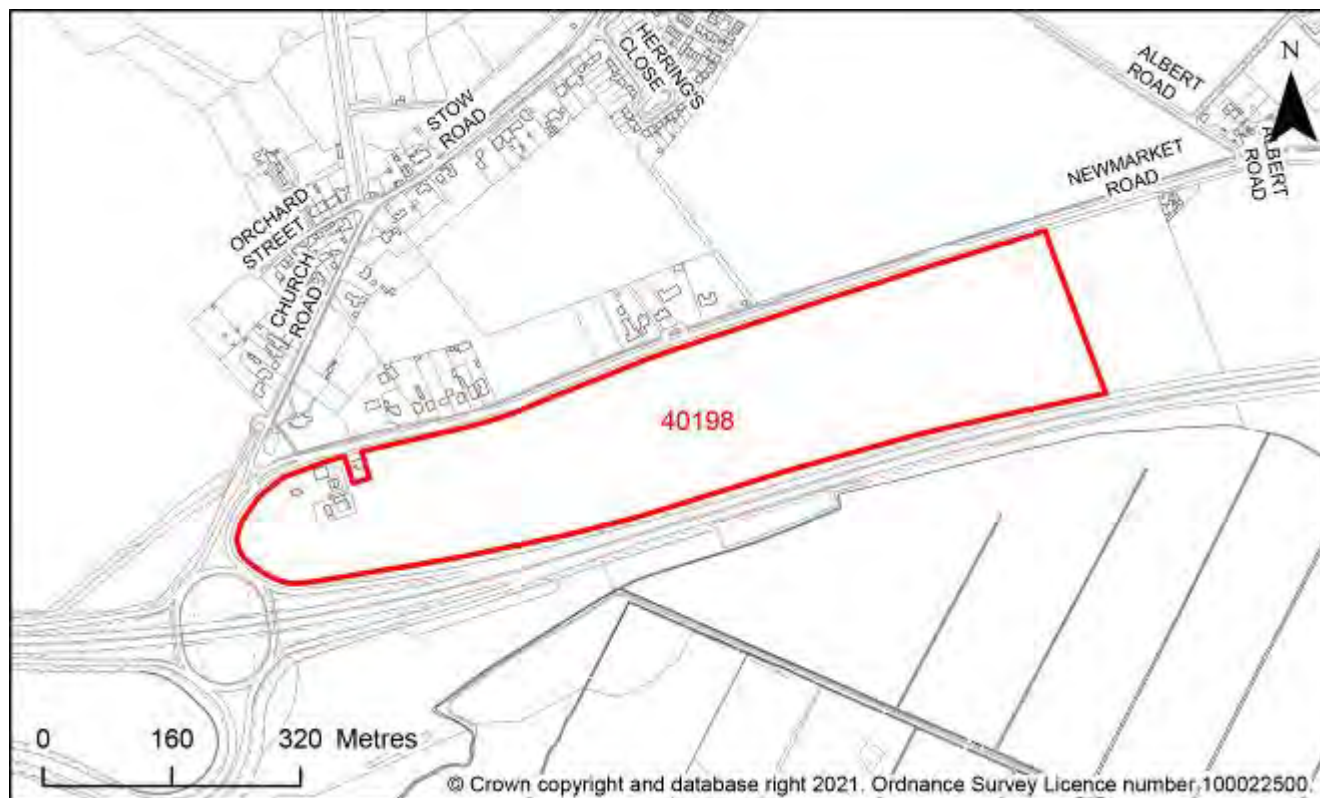
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	13240
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy, CB25 9AQ

Site Reference: 40198

Map 612: Site description - Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy



## Site Details

Criteria	Response
Site area (hectares)	18.59
Parish or Ward	Stow cum Quy 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, Public open space, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	72000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands. The site is typical and reasonably high quality despite the presence of the A14  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  Extensive views of the site are possible from both west/northwest and south/southeast. Landscape impacts of development on the whole of this site would be high. Existing valued long-distance views of the



Issue	Assessment	Comments
		City and it's countryside setting could be affected.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Commercial/industrial development above 1000m<sup>2</sup> floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 85m from Wilbraham Fens SSSI, although separated by A14. Development would need to be appropriate for proximity to SSSI. Boundary hedgerow/banks may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Bat roosts may be present in trees or 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	Amber	<p>Listed Asset on-site</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located on the edge of the historic village to the east of the medieval parish church. Archaeology of Saxon date recorded on the edge of the area and cropmarks of prehistoric/Roman date 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: 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	Amber	<p>The development must consider how it will connect and promote sustainable travel to and from local services, villages and Cambridge. In addition, the development must assess its impact onto the local highway network and the A14.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ7  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> )	72000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adjoining 107 Boxworth End, Swavesey, CB24 4RA

## Site Reference: 40042

Map 613: Site description - Land adjoining 107 Boxworth End, Swavesey



### Site Details

Criteria	Response
Site area (hectares)	3.33
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>9% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is well contained but its eastern boundary is sensitive to wide panoramic views. Access to the highway would result in the loss of many trees. The harm could be reduced to amber but with a significantly reduced (aproximatly half) number of residential units.</p>
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of potential recreational impacts on nearby SSSIs. Developments resulting in discharge to ground or surface water of greater than 20m<sup>3</sup> per day would require consultation with Natural England. Habitat in</p>

Issue	Assessment	Comments
		<p>south-west corner of site including wetland and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Boundary hedgerows and trees may also qualify as Habitats of Principal Importance/be of high ecological value. Great crested newt may be likely to be present as pond on-site and GCN records within 250m. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 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	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 a landscape with potential for prehistoric and Roman archaeology</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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>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>Green</b>	<p>No comment</p> <p>Sustainable links required, walking, cycling connections and potential for bus stop provision.</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	-	Agricultural Land Classification: 100% Grade 3



		Overhead telephone cables cross 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.

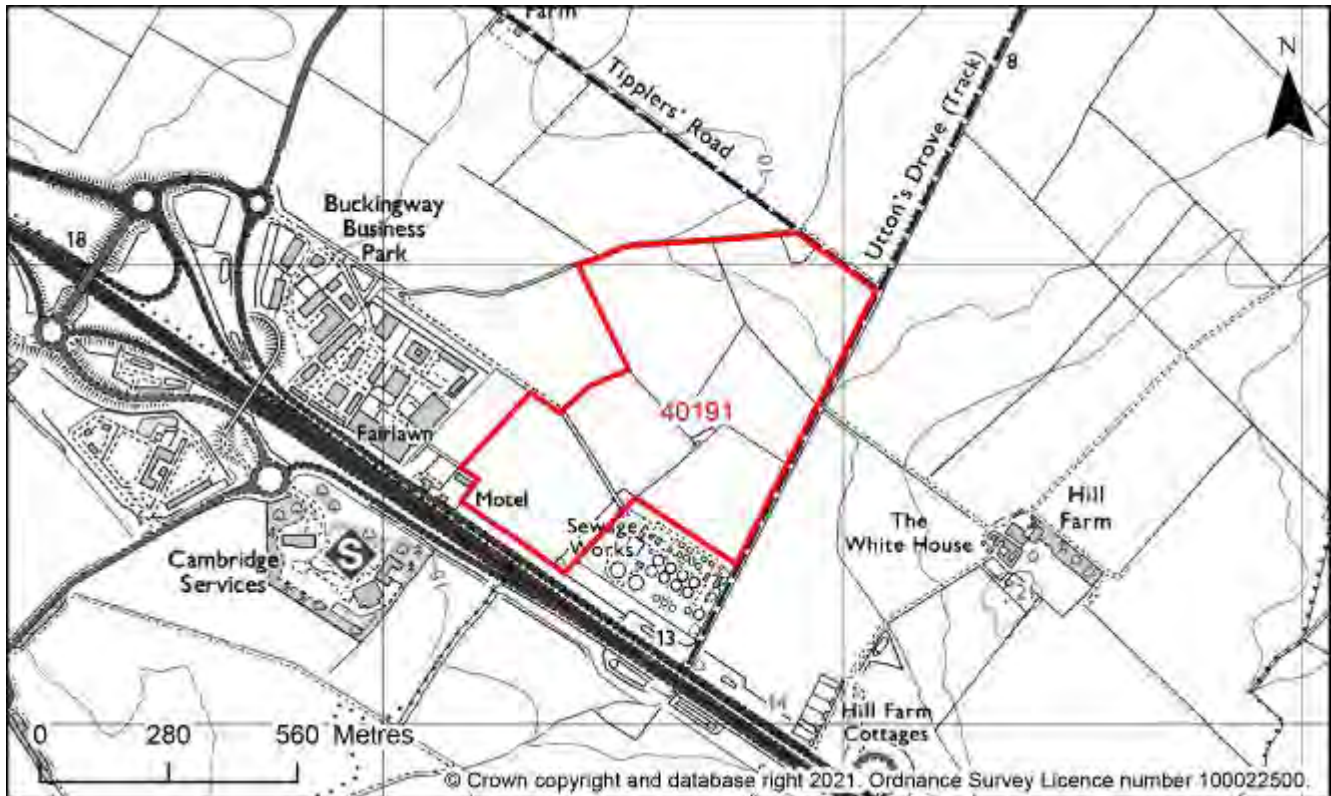
### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	22
Estimated dwelling units	72
Estimated employment space (m <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 Thorpes Farm, Tipplers Road,A14, Swavesey, CB24 4RE

Site Reference: 40191

Map 614: Site description - Land at Thorpes Farm, Tipplers Road,A14, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	37.93
Parish or Ward	Swavesey 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, Public open space, Hotel, Retail
<b>Proposed employment floorspace (m²)</b>	153000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (26%)</p> <p>Partly in Flood Zone 3 (24%)</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>4% lies in a 1 in 100 year event</p> <p>18% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Area: Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>There is a large employment area to the northwest as well as a motorway service area and hotel on the north</p>

Issue	Assessment	Comments
		side of the A14. Although the area is further urbanised by the upgrading of the A14, it remains essentially rural arable farmland with wide open views in all directions. Development of the site would further and dramatically urbanise the area and have significant impact on the visual and landscape character.
Biodiversity and Geodiversity	Green	<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, copse, ditches and pond may qualify as Habitats of Principal Importance/priority habitat and be 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. Ponds within and close to site may support great crested newt (records in area). Buildings and trees may support roosting bats (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	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 with potential for prehistoric and Roman archaeology, including cropmarks to the east 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>

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: 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 access link to the public highway is unsuitable to serve the number of units that are being proposed. 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>Red</b>	<p>Remote from any adjacent settlement, sustainability issues.</p> <p>Transport Assessment and Travel Plan required.</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	-	Agricultural Land Classification: 100% Grade 3

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	0

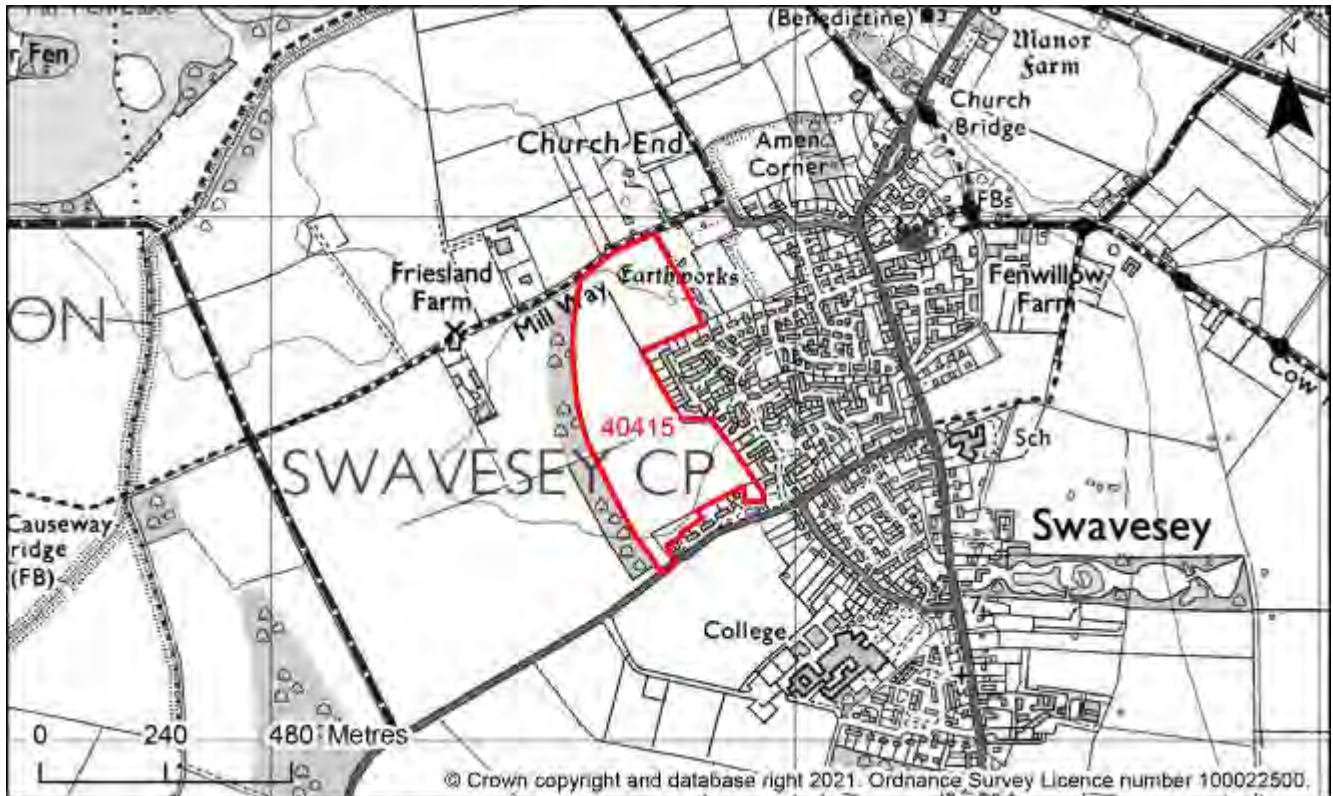
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	153000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of Home Close and west of Moat Way, Swavesey, CB24 4AF

**Site Reference: 40415**

**Map 615: Site description - Land north of Home Close and west of Moat Way, Swavesey**



## Site Details

Criteria	Response
Site area (hectares)	11.31
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Custom or self build housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	176
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 250m of a Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (75%)  Partly in Flood Zone 3 (68%)  Surface water flooding: 8% lies in a 1 in 30 year event  18% lies in a 1 in 100 year event  43% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	Landscape Character Designations and Assessment  NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Development of the site could be achieved in landscape terms if development were focused at the southern end of the site and an appropriate landscape strategy is put in place to mitigate impact on the

Issue	Assessment	Comments
		surrounding rural landscape. However this part of the site is impacted by flooding therefore the site is unsuitable for development.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There is a known meta population of GCN within known breeding ponds bordering the site. It is very likely that this area will be classified as Red within the new Natural England District Level Licensing system, and, therefore, traditional GCN licensing methods will need to be pursued. There is a ditch which runs through the centre of the site (east/west) 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.</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 Conservation Area</p> <p>Unlikely to have negative impact on setting of nearby listed windmill or on the setting of the nearby scheduled monument. The impacts on setting of conservation area likely to be limited and would depend on design of any entrance point from Hale Road.</p>
Archaeology	Amber	Located on the western side of the historic settlement. Extensive archaeology of Saxon and Medieval date excavated to the east and cropmarks of medieval date located within the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

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: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located close to the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site will have to conduct local junction capacity assessments and include the impact of the Northstowe development which is likely to use much of the available capacity. The site must also consider the impact onto the strategic highway network by considering the traffic impact onto the A14, Junction 24. There is an existing accident cluster 200m to the east of junction 24.</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	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 51% Grade 3; 49% Grade 4  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, Appeal withdrawn (S/0525/17/FL)
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

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

**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	176
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Rose and Crown Road, Swavesey, CB24 4RB

Site Reference: 40432

Map 616: Site description - Land at Rose and Crown Road, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	3.97
Parish or Ward	Swavesey 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
Proposed employment floorspace (m <sup>2</sup> )	14000



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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	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>	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>An isolated arable field on Rose and Crown Road. Views to and from the site are expansive and of flat arable farmland in all directions. The proposed site is isolated and surrounded by open arable farmland with extensive views. If developed, the visual and landscape character impact would be significant due to the open and exposed nature of the site and its isolation from any defined urban area. Landscape mitigation of any development in terms of buffer</p>



Issue	Assessment	Comments
		planting would have limited benefit of lessening impact.
Biodiversity and Geodiversity	Amber	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no 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	Features relating to the medieval development of Swavesey are recorded 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 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: 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	The site will need to consider sustainable links towards the Cambridgeshire Guided Busway and local services. The site is located outside the village with no walking and cycling links. In order for this development to be policy compliant, people must be able to walk and cycle to it. There may be capacity issues at the Ramper Road/Buckingway junction which will need to be considered.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	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 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> )	14000

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

# Land south of Fen Drayton Road, Swavesey, CB24 4RS

Site Reference: 40434

Map 617: Site description - Land south of Fen Drayton Road, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	2.30
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	45

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Red
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 1000 year event
Landscape and Townscape	Amber	Landscape Character Designations and Assessment  NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is located on the western edge of the village. The site is open and exposed to long views to and from the surrounding countryside. Development of the site could be achieved if an appropriate landscape strategy is put in place to mitigate impact on the surrounding rural landscape.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There is a known local GCN metapopulation within the area that is likely to require assessment and mitigation. 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 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  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 investigations to the immediate north identified archaeology of Roman to medieval date
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 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: Less than or Equal to 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  Good accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	<b>Red</b>	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	<b>Amber</b>	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	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 3; 75% Grade 4
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 submitted by the landowner and/or site 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 restricting site to agricultural use.
Is there planning permission to develop the site?	No, appeal allowed for 99 dwellings on adjoining site. (S/1027/16/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	20
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 adj to Buckingham Business Park, Swavesey, CB24 4UQ

**Site Reference: 40455**

**Map 618: Site description - Land adj to Buckingham Business Park, Swavesey**



## Site Details

Criteria	Response
Site area (hectares)	2.11
Parish or Ward	Swavesey 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>	10050
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site, a rectangular field, is located at the southeast end of the Buckinghamway Business Park and the north of the Travelodge (southeast bound A14). Its current use is arable farmland. It is open and exposed for views from all directions. Development of the site could be achieved if an appropriate landscape strategy is put in</p>

Issue	Assessment	Comments
		place.
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 drains may be of ecological value and support protected/notable species including great crested newt which have been recorded nearby. 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	Green	No significant archaeology 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 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: 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	<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>	The site will have to consider how sustainable modes get to the site. The site may be located close to the A14 but how will people access the site by walking and cycling? In order for this development to be policy compliant, people must be able to walk and cycle to it. There may be capacity issues at the Ramper Road/Buckingway junction which will need to be considered.  Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	<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>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>	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	The site should be retained as an established employment area.

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

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and 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> )	10050
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Land south of Driftwood, Hale Road, Swavesey, CB24 4QP

## Site Reference: 40474

Map 619: Site description - Land south of Driftwood, Hale Road, Swavesey



### Site Details

Criteria	Response
Site area (hectares)	0.44
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Within 250m of a Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (5%)  Surface water flooding: 1% lies in a 1 in 30 year event  3% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Although already developed, the rural location of the site, isolated from the other residential development and outside the village developed area, together with it's awkward access, make this site unsuitable for development.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site  Application unlikely to require Natural England

Issue	Assessment	Comments
		<p>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	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>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	Field evaluation has confirmed that no significant archaeology survives in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: 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: 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>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	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: 16% Grade 3; 84% Grade 4
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**

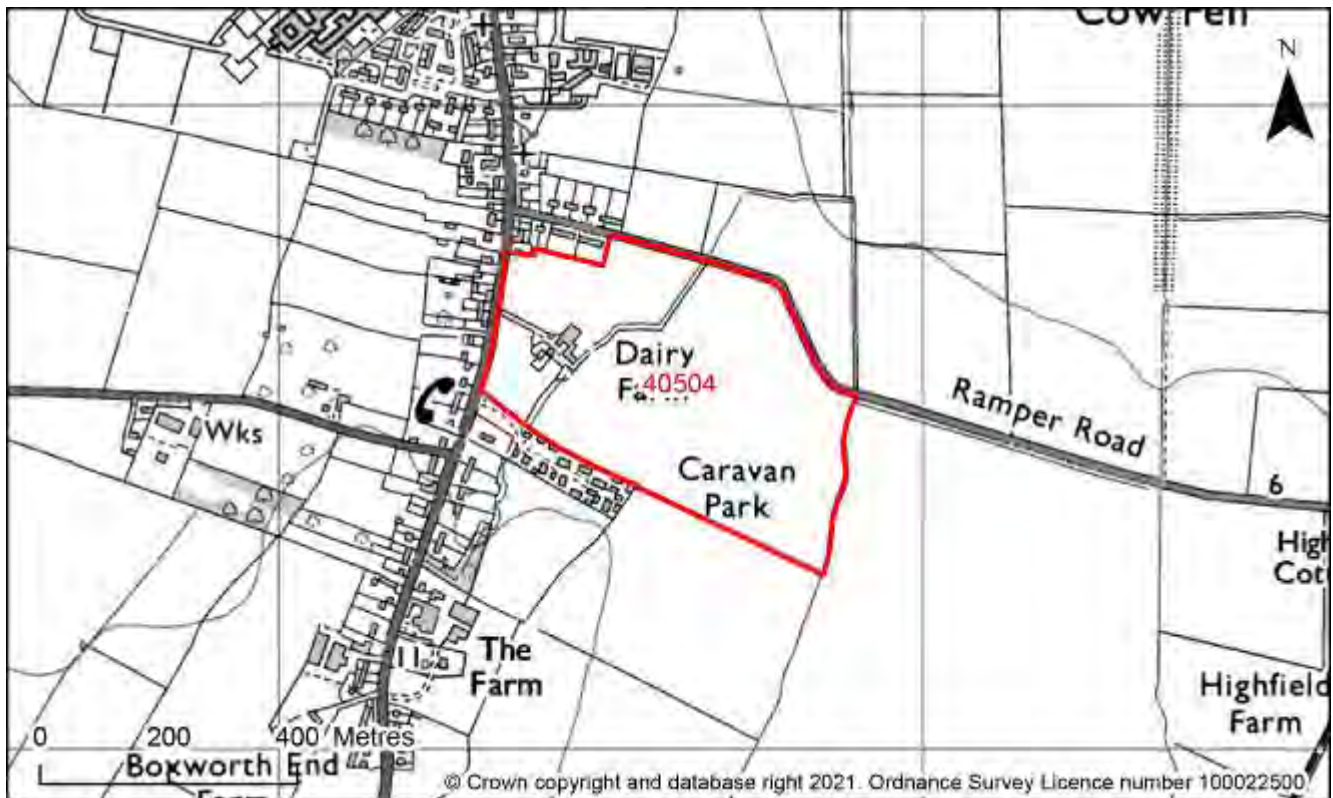
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	5
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

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

# Land at Dairy Farm (Site 2), Boxworth End, Swavesey, CB24 4QT

Site Reference: 40504

Map 620: Site description - Land at Dairy Farm (Site 2), Boxworth End, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	18.81
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	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
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (30%)</p> <p>Partly in Flood Zone 3 (30%)</p> <p>Surface water flooding: 9% lies in a 1 in 30 year event</p> <p>16% lies in a 1 in 100 year event</p> <p>35% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The proposed site covers a large area of land which would extend the village envelope some way into the countryside. It is surrounding by open and exposed arable farmland with wide open views. The visual and landscape character impact would be significant because of the infilling/urbanisation of the Important Countryside Frontage and the exposure to views of the site from the east. A significantly reduced development to the west of the site could be acceptable with</p>

Issue	Assessment	Comments
		landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are a number of drains and watercourses on site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated 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 listed building opposite is set well back from the street. Hedges define street on both sides, so it is not seen in open setting. Provided appropriate layout and landscaping are in place, development on East side of Boxworth End is not likely to have significant harmful impact on setting.</p>
Archaeology	Amber	Located in a landscape with potential for prehistoric and Roman archaeology
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>



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>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site will have to conduct local junction capacity assessments and include the impact of the Northstowe development which is likely to use much of the available capacity. The site must also consider the impact onto the strategic highway network by considering the traffic impact onto the A14 Junction 24. There is an existing accident cluster 200m to the east of junction 24.</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 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	150
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land at Dairy Farm (Site 1), Boxworth End, Swavesey, CB24 4QT

Site Reference: 40506

Map 621: Site description - Land at Dairy Farm (Site 1), Boxworth End, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	4.05
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	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	<p>Flood zone: Partly in Flood Zone 2 (6%)</p> <p>Partly in Flood Zone 3 (6%)</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>6% lies in a 1 in 100 year event</p> <p>30% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The proposed site is an important break in the linear urban form of the village with important views out to the countryside to the east. The visual and landscape character impact would be significant because of the infilling of the Important Countryside Frontage in the linear urban area of the village. The integrity of the Important Countryside Frontage along Boxworth End would need to be maintained and the sensitive eastern boundary also sufficiently buffered. Some limited</p>

Issue	Assessment	Comments
		development focused to the north and south of the site could be achieved with landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are a number of drains and watercourses on site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated 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 listed building opposite is set well back from the street. Hedges define street on both sides, so it is not seen in open setting. Provided appropriate layout and landscaping are in place, development on East side of Boxworth End is not likely to have significant harmful impact on setting.</p>
Archaeology	Green	Field evaluation has confirmed that no significant archaeology survives in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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	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

		Electric overhead lines cross 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**

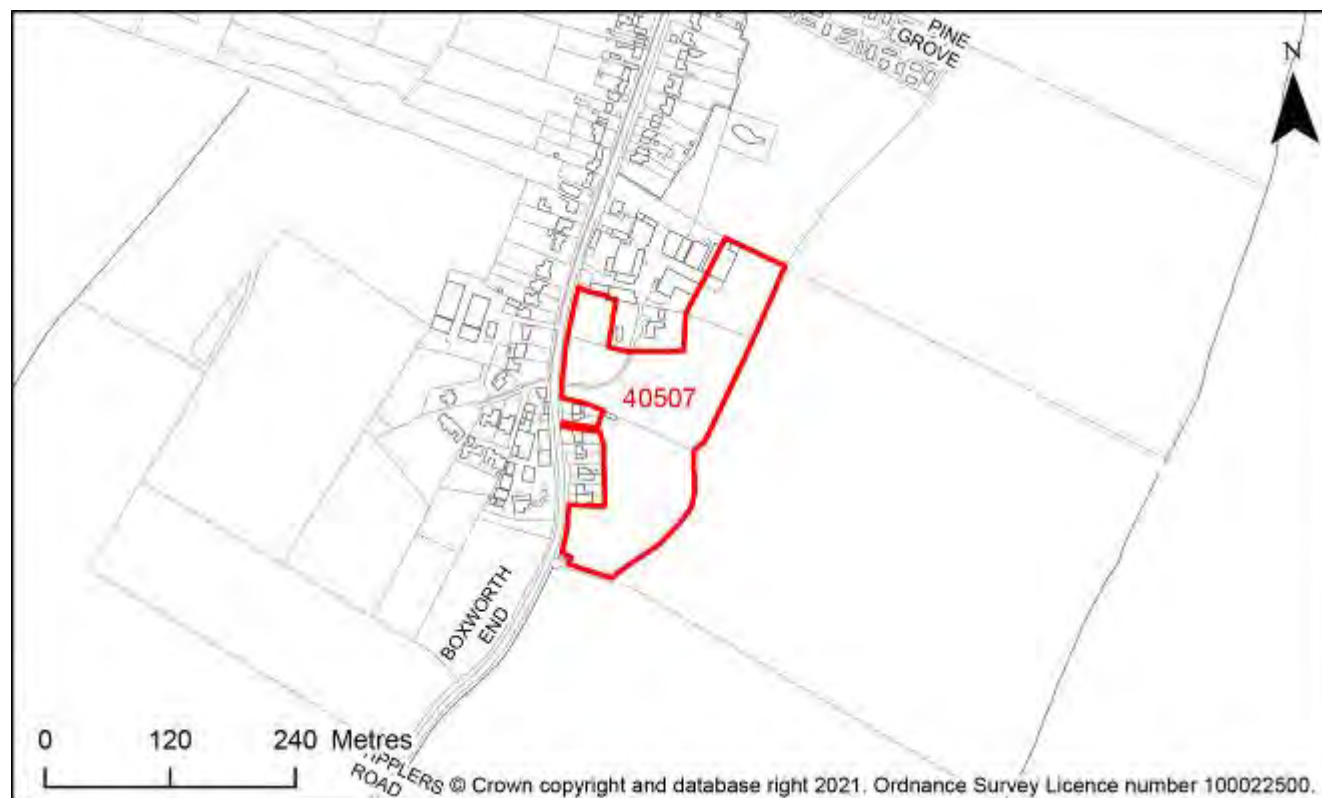


<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	12
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south 139 Boxworth End Farm, Swavesey, CB24 4RA

## Site Reference: 40507

Map 622: Site description - Land south 139 Boxworth End Farm, Swavesey



### Site Details

Criteria	Response
Site area (hectares)	3.24
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	30

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	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	Landscape Character Designations and Assessment  NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  Swavesey is a strongly linear village where sites for new development should be carefully considered so as not to detract from the original village form. This site is at the southern end of the village where the linearity is well defined and the properties lining the High Street are predominantly single dwellings in large plots and no or limited development behind. The site also has a very sensitive eastern edge open to panoramic views. A development of the size being promoted would be out of proportion with this end of the village. It would also constitute an interruption of the Important Landscape Frontage.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are several ponds just outside the boundary of the site with records of GCN; therefore, any application is likely to require a Natural England Licence. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries 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>Nearby listed barns are screened by other more modern buildings, which have already compromised their settings. The impact of development is likely to be relatively limited.</p>
Archaeology	Amber	Medieval and post medieval earthworks 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: 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>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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	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 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	9

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

# 139 Boxworth End Farm, Swavesey, CB24 4RA

Site Reference: 40508

Map 623: Site description - 139 Boxworth End Farm, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Swavesey 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 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	10-15



## 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	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>16% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>Swavesey is a strongly linear village where sites for new development should be carefully considered so as not to detract from the original village form. This site is at the southern end of the village where the linearity is well defined and the properties lining the High Street are predominantly single dwellings in large plots and no or limited development behind. The site also has a very sensitive eastern edge open to panoramic views. The promoted scale of the development is too dense for site which would also be a detrimental impact on the Important Countryside Frontage and the low density, linear and rural character of this part of the village.</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 several ponds just outside the boundary of the site with records of GCN; therefore, any application is likely to require a Natural England Licence. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries 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>Listed Asset on-site</p> <p>Statement proposes conversion of listed barn to residential. Achieving residential development here without significant harm to the significance of the listed building or its setting would be very challenging. Development is possible so the site has not been rated a red but it will be very challenging.</p>
Archaeology	Amber	Medieval and post medieval earthworks 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: 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: 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> <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
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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?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for 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	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

# Trinity Farm, Middle Watch, Swavesey, CB24 4RN

Site Reference: 40510

Map 624: Site description - Trinity Farm, Middle Watch, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	3.02
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	1000
<b>Proposed housing units</b>	65

## 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 (8%)</p> <p>Partly in Flood Zone 3 (8%)</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>10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site comprises the farmyard of Trinity Farm on the eastern edge of the village. The site is well contained on western boundary with housing and on the southern boundary with immature woodland planting, but on the</p>

Issue	Assessment	Comments
		northern and east it is open to panoramic views. Development of the site would extend the village envelope some way into the countryside which would have a significant adverse impact on the linear character of the village.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are several ponds just outside the boundary and Swavesey has a known metapopulation of GCN; therefore, any application is likely to require a Natural England Licence. There are no apparent priority habitats within the site; however, there are 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	<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 has the Potential to cause serious harm to setting of nearby Grade II* Ryder's Farm House and its dovecote. Layout and design in southern part of development would need to be handled very sensitively. This may result in a major reduction to the quantum of development.</p>
Archaeology	Amber	Medieval earthworks are recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: 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>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site must also consider the cumulative impact of committed / allocates sites onto the 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	<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 4
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 mixed-use 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	65
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Taylors Lane, Swavesey, CB24 4QN

Site Reference: 47901

Map 625: Site description - Land at Taylors Lane, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	0.29
Parish or Ward	Swavesey 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
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 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	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is currently is a builders yard and is part of a larger site which designated as a Scheduled Ancient Monument (Castle Earthworks). It is also in the Swavesey Conservation Area. As proposed the site could not be developed unless the unit numbers were substantially reduced and an appropriate landscape strategy put in place. Development would need to be small scale and sensitive to the area.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Discharge to surface or ground water of more than 20m<sup>3</sup>/day will require consultation with Natural England. Western boundary trees/woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Buildings may support roosting bats and pond within 100m 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 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>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>There is no list description for this ancient monument, and permission has been granted for development within its boundary, but it is unlikely that further development could take place here without seriously damaging its significance which cannot be reasonably mitigated.</p>
Archaeology	Red	Site is located within the Castle Earthworks Scheduled Monument
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>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: 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	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
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Constraints to development	-	Agricultural Land Classification: 100% Grade 4
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 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	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 south of Fen Drayton Road, north of Swavesey Village College, Swavesey, CB24 4AF

**Site Reference: 47907**

**Map 626: Site description - Land south of Fen Drayton Road, north of Swavesey Village College, Swavesey**



## Site Details

Criteria	Response
Site area (hectares)	2.34
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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	50
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Red
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 1000 year event
Landscape and Townscape	Amber	Landscape Character Designations and Assessment  NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.  District Character Area: District Design Guide SPD March 2010 – Fen Edge  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton 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, but the site would essentially see development in the countryside. The site exhibits a mixed character with containment all around and an open character in the west. New development must reflect the existing form and scale of similar development nearby Implementation of green infrastructure and an appropriate landscape strategy

Issue	Assessment	Comments
		will be integral to the success of this site.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England Consultation. There is a known large local GCN metapopulation within the area that is likely to require assessment and mitigation. Grasslands, hedges, and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principal Importance.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	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 investigations to the immediate north identified archaeology of Roman to medieval date
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: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

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	<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 is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge, and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site must also consider the cumulative impact of committed/allocated sites onto the 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 site is capable of 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: 25% Grade 3; 75% Grade 4
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 submitted by the landowner and/or site 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 - site is subject to a covenant which restricts development.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	50

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

# Land at 86 Boxworth End, Swavesey, CB24 4RA

Site Reference: 50282

Map 627: Site description - Land at 86 Boxworth End, Swavesey



## Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Swavesey 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 Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space, Community facilities, Recreation and leisure
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
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site consists of an area of woodland and scrub to the rear of residential properties to the northwest of Boxworth End. The whole site, together with its neighbouring fields, will currently be valuable for biodiversity. As proposed the landscape character of the site and its immediate surroundings would be significantly impacted by development. The site's biodiversity value would be significantly impacted as would the immediate area through the loss of the woodland and scrub. Some development could be achieved with mitigation but not on the current unit numbers.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments would require consideration of recreational impact on nearby SSSIs. Discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Wooded copse, boundary hedgerows and 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. Great crested newt records within 250m and site appears to be high suitable terrestrial habitat. 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	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	Potential for medieval and post medieval 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: 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: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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: 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?	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	17
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 on the south east side of Fen Drayton Road, Swavesey, CB24 4AF

**Site Reference: 56167**

**Map 628: Site description - Land on the south east side of Fen Drayton Road, Swavesey**



## Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Swavesey 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	50
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA.</p> <p>District Character Area: District Design Guide SPD March 2010 – Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is an open field to the west of Swavesey. Development upon this site would cause significant adverse harm to the local landscape character. It would be detached from the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new residential developments would require an assessment of recreational impact on nearby SSSIs. Any discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Hedgerows are likely to be Habitats of Principal Importance and may support protected and notable species. Arable habitats likely to be of low ecological value although may support farmland birds. There are great crested newt records within 250m and known good populations is close proximity. Mitigation would need to tie into adjacent development. All schemes need to deliver at least 10% measurable biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<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	Features of Roman to medieval date recorded to the east of 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 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: 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>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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: 99% Grade 3; 1% Grade 4

Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	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

# Noon Folly Farm, Bar Road, Lolworth, CB23 8DS

Site Reference: 40121

Map 629: Site description - Noon Folly Farm, Bar Road, Lolworth



## Site Details

Criteria	Response
Site area (hectares)	50.44
Parish or Ward	Swavesey CP; Longstanton 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	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 (m<sup>2</sup>)</b>	280340
<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>Red</b>	<p>Flood zone: Partly in Flood Zone 2 (47%)</p> <p>Partly in Flood Zone 3 (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>23% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge bordering the Western Claylands</p> <p>The Site is generally typical of this characteristic, particularly with respect to low lying and open landscape</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is proposed for Employment Use which covers many types of uses. The proposals also suggests 55%</p>

Issue	Assessment	Comments
		of the site could be developed. Landscape impacts will typically be based on visibility if buildings are taller or more densely placed. Car or lorry parking area will also need to be considered. Given the openness of the views, particularly from the B1050 and the raised carriageway over the A14, landscape buffering will be required.
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.</p> <p>Development of the site may have a detrimental impact on a designated 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 issues with this proposal. 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 with extensive late 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 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>

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>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>Amber</b>	<p>The site will need to consider how it enables people to walk and cycle from the site to Bar Hill and Longstanton (busway) to access local facilities and public transport services. The applicant will also have to consider the site's impact on the highway network, A14 Junction 25 is predicted to be over capacity in the future.</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>Green</b>	<p>Non-residential use proposed.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 5% Grade 2; 95% Grade 3

		Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**



<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	280340
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, Bar Hill, CB23 8DS

## Site Reference: 40244

Map 630: Site description - Land north of A14, Bar Hill



## Site Details

Criteria	Response
Site area (hectares)	50.83
Parish or Ward	Swavesey CP; Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	162580
Proposed housing units	-

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (47%)</p> <p>Partly in Flood Zone 3 (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>23% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>This is a large site located to the north of Bar Hill surrounded by agricultural fields with the B105 on the eastern boundary and the A1307 / A14 to the south. Wide and local views are high due to low lying topography and lack of intervening vegetation. Development throughout the site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside and a permanent urbanisation of the rural landscape.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. Hedgerows and watercourses may qualify as priority habitat/Habitats of Principal Importance and support protected/notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Farmland bird populations may be present. Ponds within 250m 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	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 with extensive late prehistoric and Roman archeology
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>

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>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>	<p>The proposed site will be affected by road traffic noise from nearby main roads 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>Not suggested for residential use therefore likely low 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	-	<p>Agricultural Land Classification: 4% Grade 2; 96% Grade 3</p> <p>Watercourse crosses the site</p>
Strategic Highways Impact	<b>Amber</b>	<p>Within Highways England Zone 2 - A14 West</p>

		Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

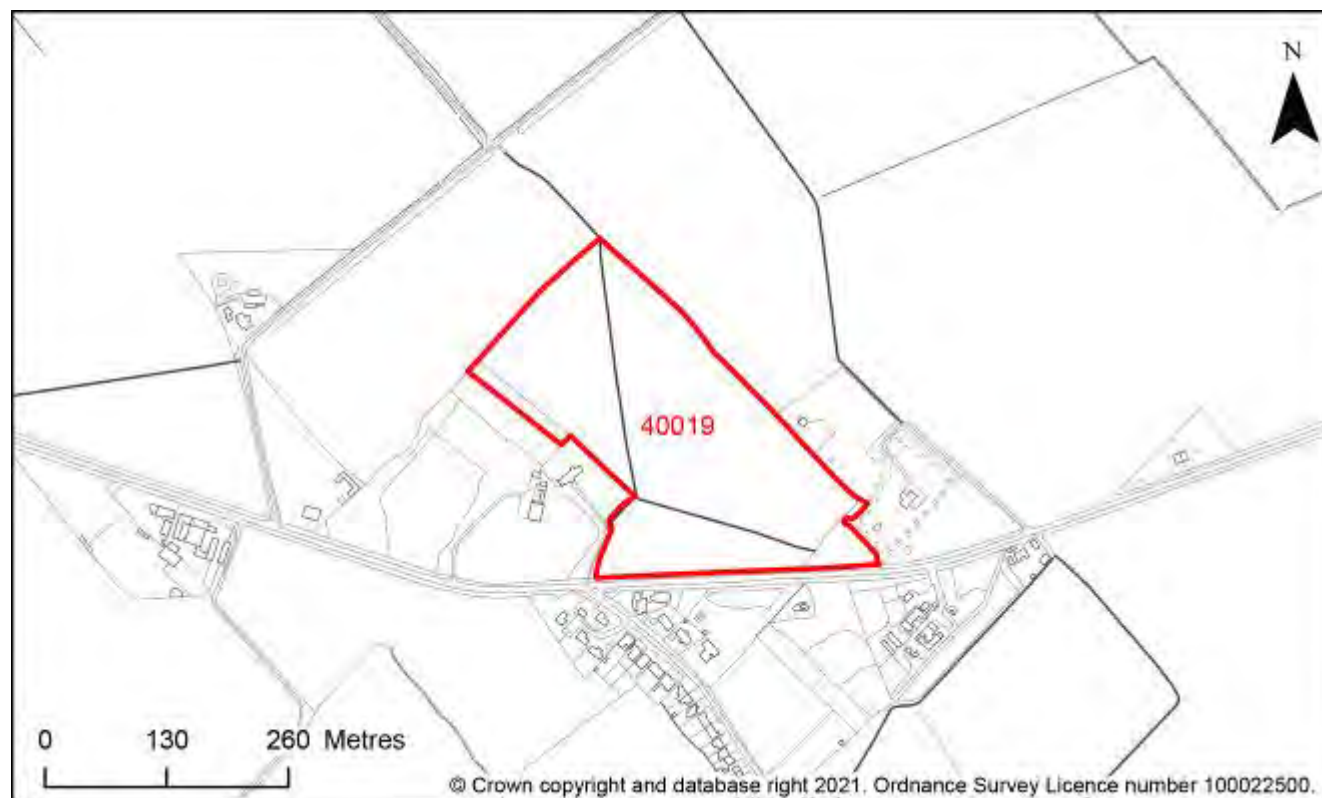
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m <sup>2</sup> )	162580
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adjoining Tadlow House, Tadlow, SG8 0TP

Site Reference: 40019

Map 631: Site description - Land adjoining Tadlow House, Tadlow



## Site Details

Criteria	Response
Site area (hectares)	7.74
Parish or Ward	Tadlow 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, Older persons housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-



<b>Proposed housing units</b>	80-120
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## 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
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>3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Development upon this site would have a significant adverse impact upon the landscape character</p>
Biodiversity and Geodiversity	<b>Amber</b>	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are potential priority habitats within the site as the wooded area to the southeast has been highlighted by Natural England and is registered on the National Forest Inventory in 2014. Other habitats found on site include grasslands and wooded boundaries and are

Issue	Assessment	Comments
		<p>likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>The site is a very sensitive location being adjacent to the grade II* St Giles Church. The proposal is for housing but there is no layout in the documents. Any development would need to have regard to the sensitivity of the setting of the listed building and how new buildings might affect that setting and therefore the significance of the listed building.</p>
Archaeology	Amber	Located in the historic core of the village between the medieval parish church and 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	Amber	This site is in a very rural location, with poor sustainable transport links. It is suspected that this development will be car dominated and will, therefore, not be compliant with the NPPF. The developer will be expected to promote walking, cycling and public transport.  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: 64% Grade 2; 34% 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 = **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 - Existing Tenancy & Pre-emption rights to adjoining landowner.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use 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	73
Estimated employment space (m <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 Sheep Walk, High Street, Tadlow, SG8 0TP

Site Reference: 40094

Map 632: Site description - Land at Sheep Walk, High Street, Tadlow



## Site Details

Criteria	Response
Site area (hectares)	0.16
Parish or Ward	Tadlow 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
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	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 16% lies in a 1 in 30 year event</p> <p>33% lies in a 1 in 100 year event</p> <p>69% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but lies close to the boundary of National Character Area 87:East Anglian Chalk. The area is more typical of the NCA 88 but does have the slightly rolling landscape of NCA87. Neither character area is dominant. Comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional woodlands provide a distinctive feature. The area has a relatively tranquil, rural character.</p> <p>District Character Area: District Design Guide SPD March 2010 – Western Claylands.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>Whilst it may be possible to incorporate small scale infill development (2 to 3 dwellings) As proposed the development would need to remove existing vegetation bounding the site and allow insufficient space for any</p>

Issue	Assessment	Comments
		replacement landscape mitigation or private amenity landscape space.
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, 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	<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 on the southern edge of the historic village core.
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>



Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>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	Amber	Potential for historic contamination, 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>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	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 off High Street, Tadlow, SG8 0ET

Site Reference: 40370

Map 633: Site description - Land off High Street, Tadlow



## Site Details

Criteria	Response
Site area (hectares)	1.47
Parish or Ward	Tadlow 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	39

## 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 100 year event</p> <p>28% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but lies close to the boundary of National Character Area 87:East Anglian Chalk. The area is more typical of the NCA 88 but does have the slightly rolling landscape of NCA87. Neither character area is dominant. Comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional woodlands provide a distinctive feature. The area has a relatively tranquil, rural character.</p> <p>District Character Area: District Design Guide SPD March 2010 – Western Claylands.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site comprises two linked pasture fields and lies to the south east of the narrow High Street, outside and abutting the Development Framework Boundary. This is an isolated village which is distinctly small scale and well treed. The arable farmland landscape beyond is larger scale and relatively open. The proposed</p>

Issue	Assessment	Comments
		development would considerably enlarge the size of this small rural village changing the tranquil and rural character of the village and the surrounding landscape.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is an area of priority deciduous woodland within the boundary that has been registered on the 2014 National Forest Inventory. 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. 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 the medieval core of the village with a hollow way recorded adjacent
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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	<p>Within Highways England Zone 10 - South West</p> <p>&lt;2,000 dwellings / 5,000m<sup>2</sup> employment - Capacity for</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	20

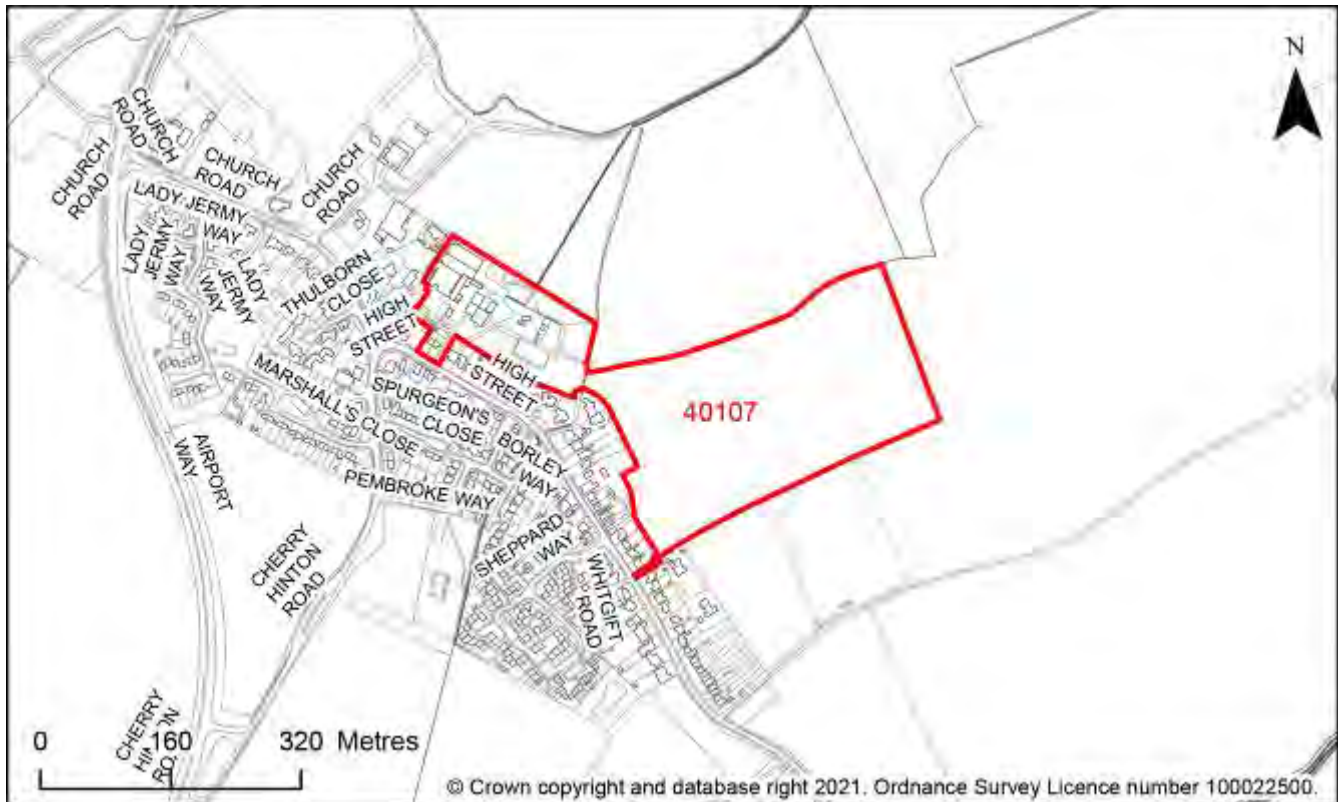


Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Hall Farm, Teversham, CB1 9AZ

## Site Reference: 40107

### Map 634: Site description - Land at Hall Farm, Teversham



### Site Details

Criteria	Response
Site area (hectares)	10.30
Parish or Ward	Teversham 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, Commercial/industrial, Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, 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,

	Public open space, Community facilities, Recreation and leisure
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	2,500-3,000
<b>Proposed housing units</b>	75-100

## 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>	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (90%)
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>	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 hangars 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

Issue	Assessment	Comments
		<p>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 - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The western parcel has a better relationship with the development character and boundaries of the existing settlement and could accommodate a limited level of development which respects the local context, density with mitigation. The eastern parcel is more sensitive to change and it is considered that development would be harmful to the character if the area.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, 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 Outdoor Sports Facility</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. 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 is likely to have impact on setting of listed Teversham Hall. The present setting is compromised.</p>

Issue	Assessment	Comments
		Development might offer opportunity for enhancement of this setting and the Conservation Area.
Archaeology	Amber	Located in historic village core. Archaeology of medieval date recorded to south
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 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	The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In

Issue	Assessment	Comments
		<p>addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby 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	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: 94% Grade 2; 6% Grade 3</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 4 - A14 East</p> <p>Capacity for limited growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3; TE4; TE5  Very High; High; Moderate High
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### **Available (Outcome = Green)**

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and 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	100
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)
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0-5 Years
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# Hall Farm, Teversham, CB1 9AZ

## Site Reference: 40109

Map 635: Site description - Hall Farm, Teversham



### Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	Teversham 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, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Specialist/other forms of 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>	2,500-3,000
<b>Proposed housing units</b>	10

## 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 (35%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	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

Issue	Assessment	Comments
		<p>series of paddocks and fields at the village edges.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>A possible 'country park' (part of the emerging Cambridge East development) could lie directly adjacent to the north of the site. There are limited views to and from the site, and it is enclosed by existing buildings and mature vegetation, apart from the eastern boundary. Depending on their design and location within the site, and depending on appropriate mitigation measures, it should be possible to accommodate the proposed 10 dwellings with limited landscape impacts.</p>
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. 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, 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 or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site has no protected open space designation and is part located on brownfield land.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development is likely to have impact on setting of listed Teversham Hall. The present setting is compromised. Development might offer opportunity for enhancement of this setting and the Conservation Area.</p>
Archaeology	Amber	<p>Located in historic village core. Archaeology of medieval date recorded to south</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 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>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: 64% Grade 2; 36% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3  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.

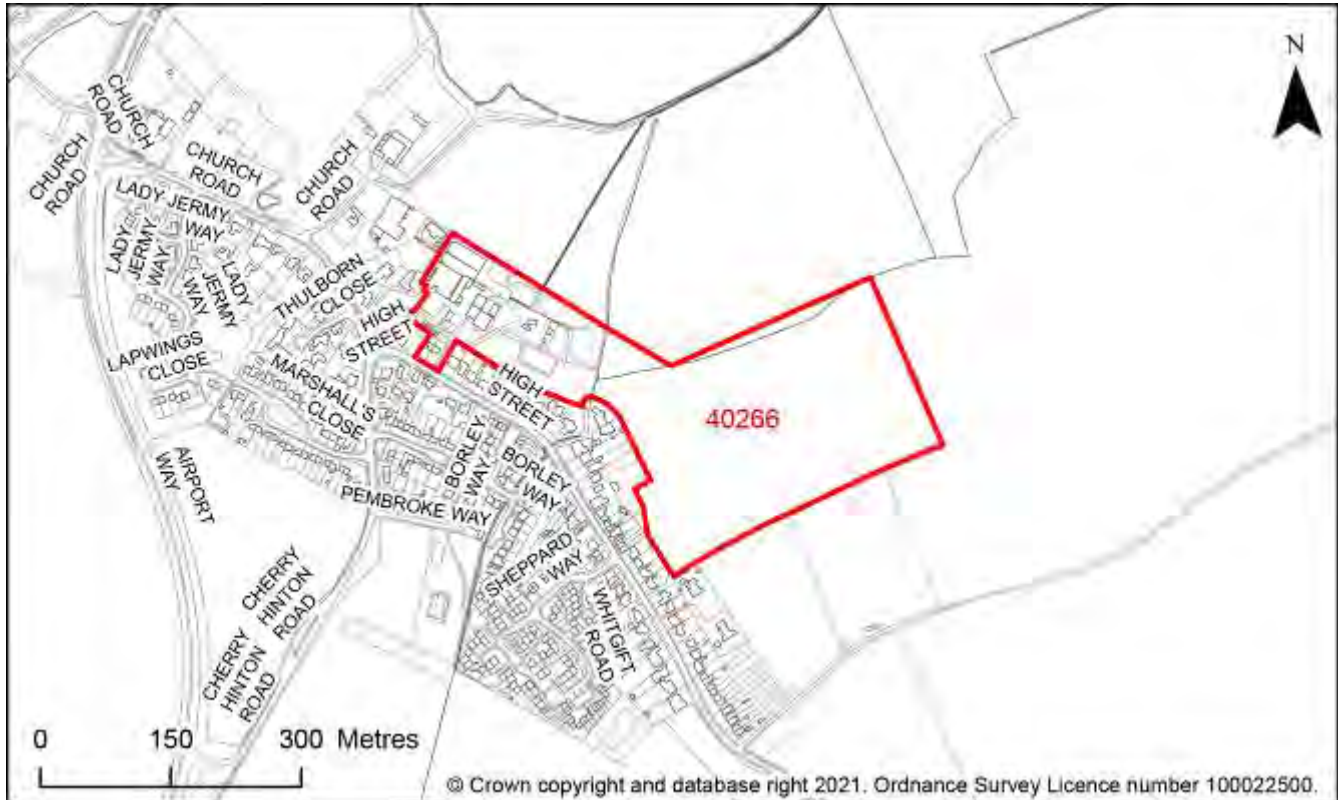
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	10
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 to the east of Teversham Hall, Teversham, CB1 9AS

## Site Reference: 40266

Map 636: Site description - Land to the east of Teversham Hall, Teversham



### Site Details

Criteria	Response
Site area (hectares)	9.87
Parish or Ward	Teversham 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, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and



	Development, Public open space, Recreation and leisure, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	85

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (89%)
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>	Teversham and the site straddles the boundary between NCA 87: East Anglian Chalk and NCA 88: Beds and Cambs Claylands the site area is most characteristic of the Chalklands character type.  District Area type: Chalklands  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  A significant part of the proposals area is within the area delineated by the Cambridge East AAP. A small part of this area is identified as part of the Country Park. Areas currently in use as arable fields which back onto houses on the village High Street should be retained as a part of the rural character type of



Issue	Assessment	Comments
		Teversham. Limited development possible on the Hall Farm farmstead site.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any infrastructure such as warehousing over 1000m<sup>2</sup>, developments causing air pollution or discharge to surface water of more than 20m<sup>3</sup> per day will require Natural England consultation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Trees, hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected or notable species. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of residential development.</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 is likely to have an impact on the setting of the listed Teversham Hall. Present setting is compromised. Development may offer opportunity for enhancement, but questionable whether proposed layout does so. Development of the site could have a detrimental impact on this setting, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located in historic village core. Archaeology of medieval date recorded to south
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 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	The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction

Issue	Assessment	Comments
		<p>which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites.</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 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.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 94% Grade 2; 6% Grade 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 4 - A14 East</p> <p>Capacity for limited growth</p>
Employment	-	
Green Belt – Assessment of	-	<p>Parcel ID: TE3; TE4; TE5</p> <p>Very High; High; Moderate High</p>

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

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

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

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

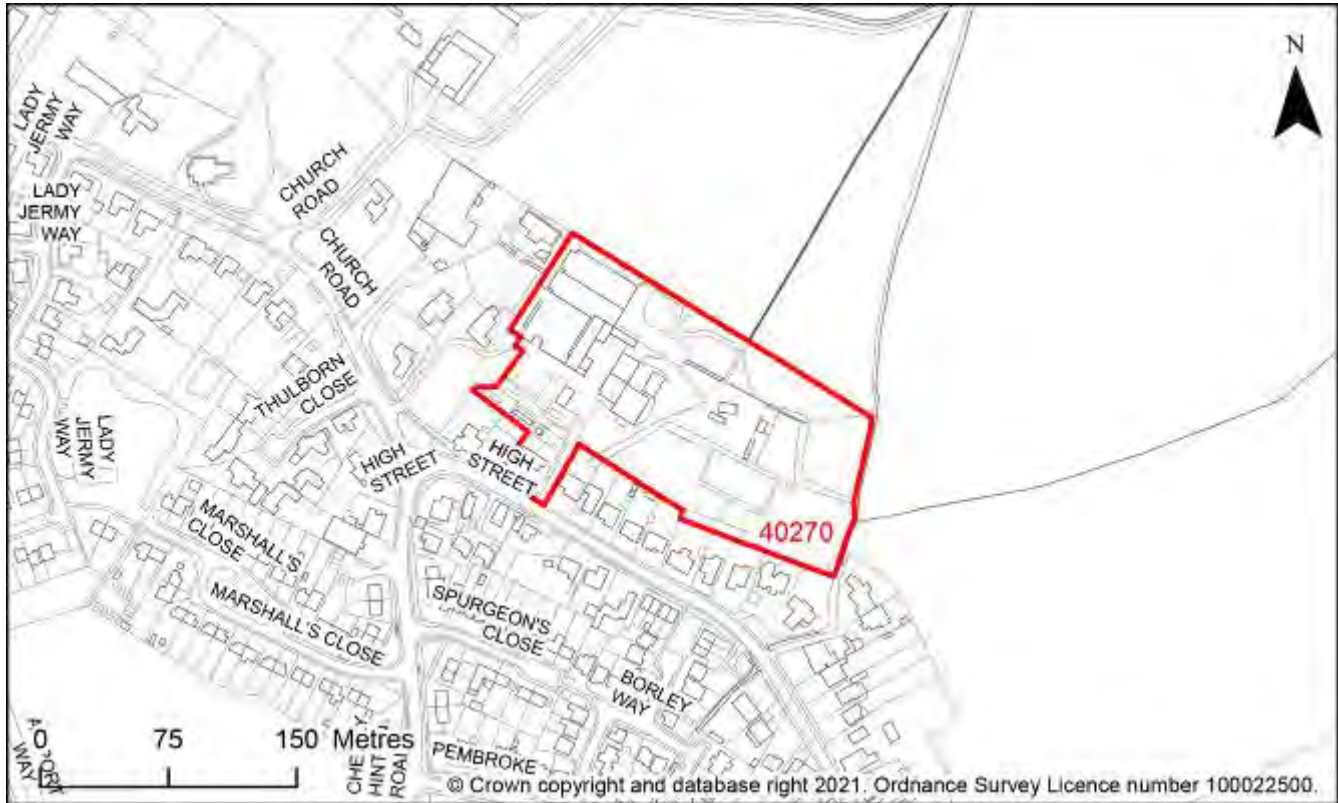
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	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 Teversham Hall, Teversham, CB1 9AP

## Site Reference: 40270

Map 637: Site description - Land to the east of Teversham Hall, Teversham



### Site Details

Criteria	Response
Site area (hectares)	2.40
Parish or Ward	Teversham 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, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (57%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  6% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Teversham and the site straddles the boundary between NCA 87: East Anglian Chalk and NCA 88: Beds and Cambs Claylands the site area is most characteristic of the Chalklands character type.  District Area type: Chalklands  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  Part of the site is inside the East Area Action Plan boundaries and should consider the potential relationship that could form. Development of this site would be suitable upon the Hall Farm farmstead site. Existing barns and warehouse style buildings dominate this area and proposals which reduce the dominance of the buildings, particularly at the edges of the site should be considered. Landscape buffering should be

Issue	Assessment	Comments
		improved to reduce the impact of the larger barn buildings on the wider landscape views and to reestablish a suitable vegetated village edge.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, 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 or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of residential development.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development is likely to have an impact on the setting of listed Teversham Hall. The present setting is compromised. Development may offer an opportunity for enhancement of this setting and the Conservation Area.</p>
Archaeology	Amber	Located in historic village core. Archaeology of medieval date recorded to south
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p>



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>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 77% Grade 2; 23% Grade 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3  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	12
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 at Fulbourn Road, Teversham, CB1 9BJ

Site Reference: 40295

Map 638: Site description - Land at Fulbourn Road, Teversham



## Site Details

Criteria	Response
Site area (hectares)	5.03
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Car park
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> )	-

<b>Proposed housing units</b>	60
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	<p>Teversham lies on the boundary between National Character Area 87: East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands.</p> <p>The site and its surroundings include the most key characteristics of NCA 87, and therefore it is considered that this character typology is the dominant one.</p> <p>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</p> <p>Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees.</p>

Issue	Assessment	Comments
		<p>Mostly strong rural character, though this is disrupted immediately adjacent to major roads</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The site forms a gap between the relatively linear development pattern of Teversham and a small residential development extending from the southern boundary of the site along Fulbourn Road. Development on this site will remove this sense of separation between Teversham and the surrounds, particularly linking the small development with the village.</p>
Biodiversity and Geodiversity	Amber	<p>Any residential development above 100 or infrastructure development exceeding 0.1 ha 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>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Scheduled monument and Listed Building sufficiently far west not to be affected.
Archaeology	Amber	Located in the historic settlement core to the east of the Scheduled medieval moat at Manor Farm. A double ditched earthwork enclosure associated with the moat extends into the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: 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 site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by 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.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE6; TE7 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	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 off Airport Way, Teversham, CB1 9AZ

Site Reference: 40371

Map 639: Site description - Land off Airport Way, Teversham



## Site Details

Criteria	Response
Site area (hectares)	2.96
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (95%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	<p>Teversham lies on the boundary between National Character Area 87: East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands.</p> <p>The site and its surroundings include the most key characteristics of NCA 87, and therefore it is considered that this character typology is the dominant one.</p> <p>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</p> <p>Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The site is a large open space at the edge of Teversham within the Green Belt and forms an important buffer for the village from potential encroachment of the Cambridge City edge. Most of the site is within the area of the East Area Action Plan and designated for a Country Park. The setting of the church in Teversham is valued by the village. The site allows for some expansive views to the north and east. Development of the scale proposed is not truly achievable on the site due to the restrictions of the AAP and the need to retain the village edge buffer.</p>
Biodiversity and Geodiversity	<b>Red</b>	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A majority of the site appears to be within the boundary of the Cambridge East Country Park which would severely hamper the expected density of housing. The northwest boundary of the site lies adjacent to the Quy Water watercourse, which will require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries 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	<b>Red</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Within 50m of Informal Open Space</p> <p>Majority of site is located on a Country Park.</p>

Issue	Assessment	Comments
		Development is not acceptable in principle.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The northern section of this site has potential for development. However the southern section to the rear of the church and alongside Church Road is highly sensitive in terms of the setting of the nearby heritage assets and there is potential for harm to these settings and the character of the conservation area.</p>
Archaeology	Amber	Located in the historic village core 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> <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	<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	<p>The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites.</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 and nearby airport activities (ground operations and airborne aircraft) 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	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE2  Very High; High

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	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

# 1-3 Lodge Road, Thriplow, SG8 7RN

Site Reference: 47379

Map 640: Site description - 1-3 Lodge Road, Thriplow



## Site Details

Criteria	Response
Site area (hectares)	1.28
Parish or Ward	Thriplow and Heathfield 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, Commercial/Industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	36



## 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 (2%)
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 landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  This is a small site located to the west of the village of Thriplow outside and abutting the settlement framework. it is collection of farm buildings inclusive of garages, silos and a granary. Wide and local views are high due to low lying topography and gappy boundary vegetation particularly from the north and west. Development upon this site would have a slight adverse impact to the landscape character. However, landscape mitigation measures this harm would be reduced and create an enhancement.
Biodiversity and Geodiversity	Amber	All new housing developments will require an assessment of impacts on nearby SSSI (360m to west). Alternative on-site green space may be required.

Issue	Assessment	Comments
		<p>Discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Site likely to be of ecological value, although trees, buildings and adjacent pond may support protected species (e.g. bats and great crested newt) if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<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 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on the adjoining conservation area but the impact could be reasonably mitigated. A reduction of numbers is needed to reflect the predominant settlement pattern.</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: 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>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</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 use of the site is as a repair shop. Potential for Hydrocarbon contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 7 - M11 South

		Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TH13 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**

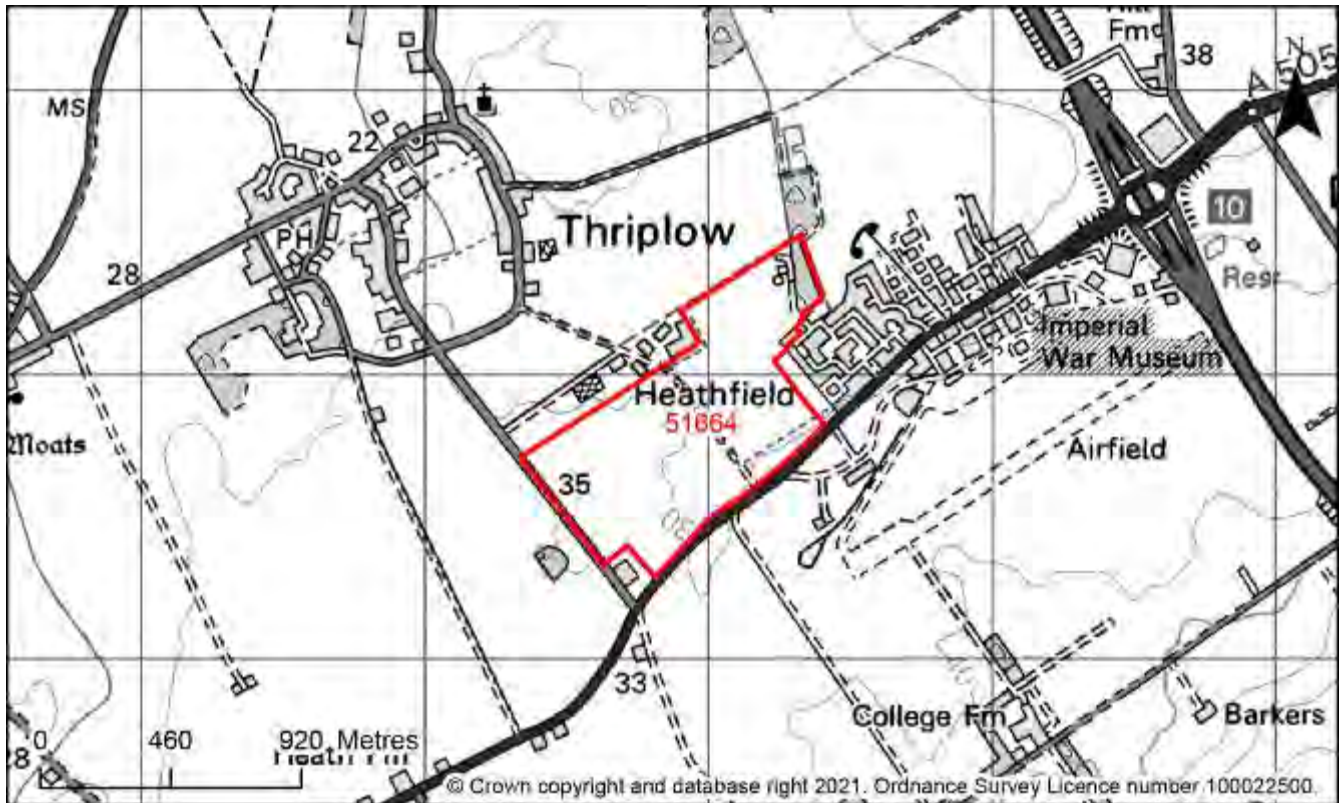
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	36

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

# Land north of A505 - Site B1 (east of Gravel Pit Hill), Duxford, CB22 4QR

**Site Reference: 51664**

**Map 641: Site description - Land north of A505 - Site B1 (east of Gravel Pit Hill), Duxford**



## Site Details

Criteria	Response
Site area (hectares)	59.30
Parish or Ward	Thriplow and Heathfield CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Infrastructure
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Community facilities,

	Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt  Within or partially within Mineral and Waste Consultation Area
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Partly in Flood Zone 3 (1%)  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk  District Area The Chalklands  The site is typical of the landscape 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

Issue	Assessment	Comments
		<p>Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>Development throughout this site would have a significant adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, removal of existing open agricultural fields, urbanisation of the rural landscape and a significant enlargement of the village of Heathfield. Even with a reduction of residential units with landscape mitigation works the harm would be adverse and unacceptable.</p>
Biodiversity and Geodiversity	Amber	<p>Residential developments over 50 dwellings, or developments which may result in air pollution or discharge to ground or surface water of more than 2m<sup>3</sup>/day would require consultation with Natural England. Site is 690m from Thriplow Peat Holes SSSI. Hedgerows, wooded boundaries and copses 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. Building may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	<p>Located in a landscape of prehistoric archaeology with evidence for flint working in the vicinity and cropmarks within the site</p>



Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is isolated from any sustainable transport corridors. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p> <p>This development may have to wait for major infrastructure before any growth can be unlocked. In</p>

Issue	Assessment	Comments
		<p>addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of M11 Junction 10 which is also a major accident cluster 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. 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.
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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>11% lies in an EA Source Protection Zone 2; 90% 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 7 - M11 South</p> <p>Capacity for growth</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE3; HE5; HE6; TH5 Very High; High; Moderate
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### **Available (Outcome = Green)**

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120

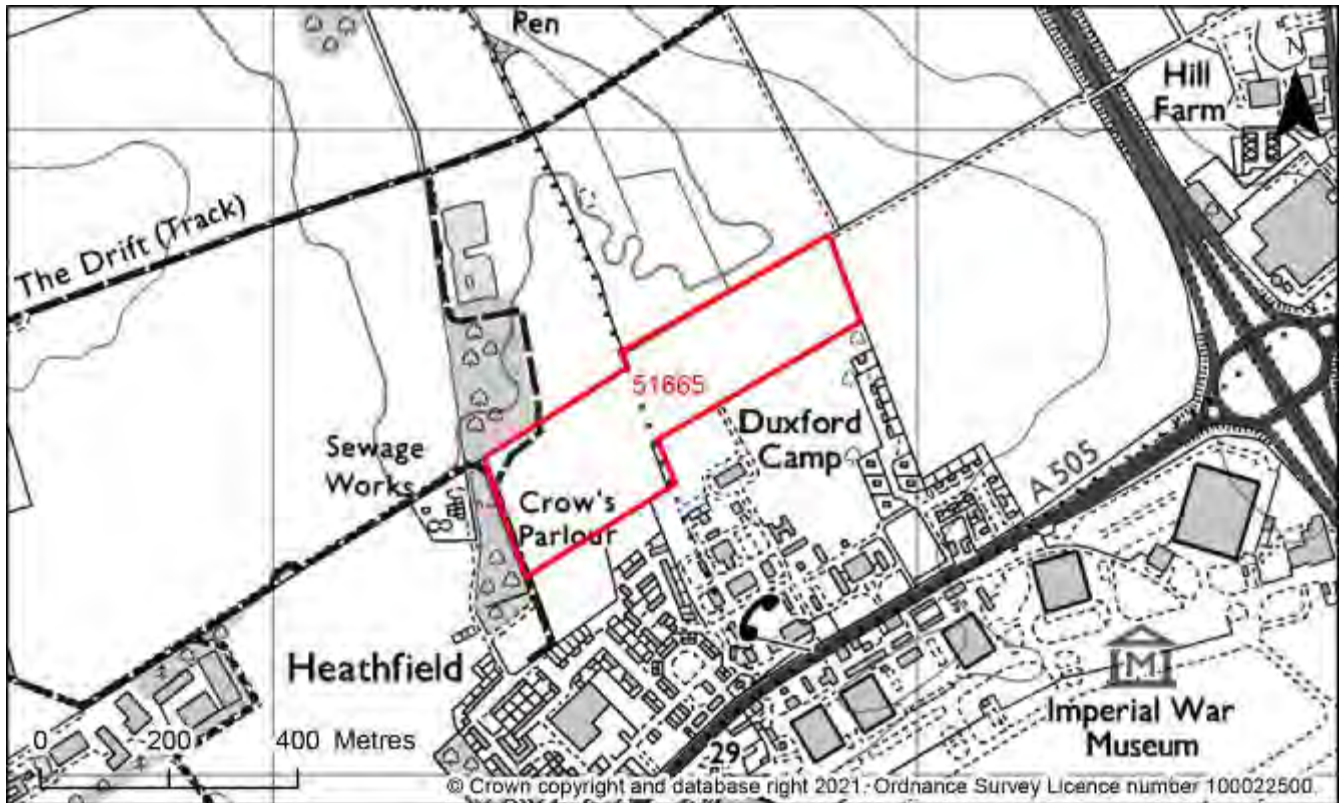
Development completion timescales (years)
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11-15 Years
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# Land north of A505 - Site B2 (north of Heathfield), Duxford, CB22 4QR

Site Reference: 51665

Map 642: Site description - Land north of A505 - Site B2 (north of Heathfield), Duxford



## Site Details

Criteria	Response
Site area (hectares)	10.44
Parish or Ward	Thriplow and Heathfield CP; Whittlesford 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,

	Residential care home, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	No estimate given

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk  District Area The Chalklands  The site is generally typical of the landscape 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 - 8B: Morden to Duxford Lowland Chalklands

Issue	Assessment	Comments
		Development throughout this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the landscape, permanent, an urbanisation of the rural countryside and removal of small agricultural fields upon the settlement edge. However, with a reduction in residential units the harm could be reduced
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 650m from Thriplow Peat Holes SSSI. Hedgerows, marshland and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>Development of the site could impact on the setting of the Grade II listed buildings of the Duxford airfield camp to the south of the site but the impact could be reasonably mitigated.</p>
Archaeology	<b>Red</b>	Site is located adjacent to the Scheduled Roman settlement Chrinicle Hills. A possible prehistoric causewayed enclosure is also located in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The site is isolated from any sustainable transport corridors. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. Whilst the A505 corridor is an opportunity area for growth, the study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p> <p>This development may have to wait for major infrastructure before any growth can be unlocked. In</p>



Issue	Assessment	Comments
		<p>addition to this, the applicant must also consider the accumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of M11 Junction 10 which is also a major accident cluster site.</p> <p>As mentioned, links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	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>15% lies in an EA Source Protection Zone 1; 78% 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 7 - M11 South</p> <p>Capacity for growth</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID: HE2; HE3; HE4; TH5

Harm of Green Belt Release		Very High; Moderate High
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### **Available (Outcome = Green)**

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

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

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

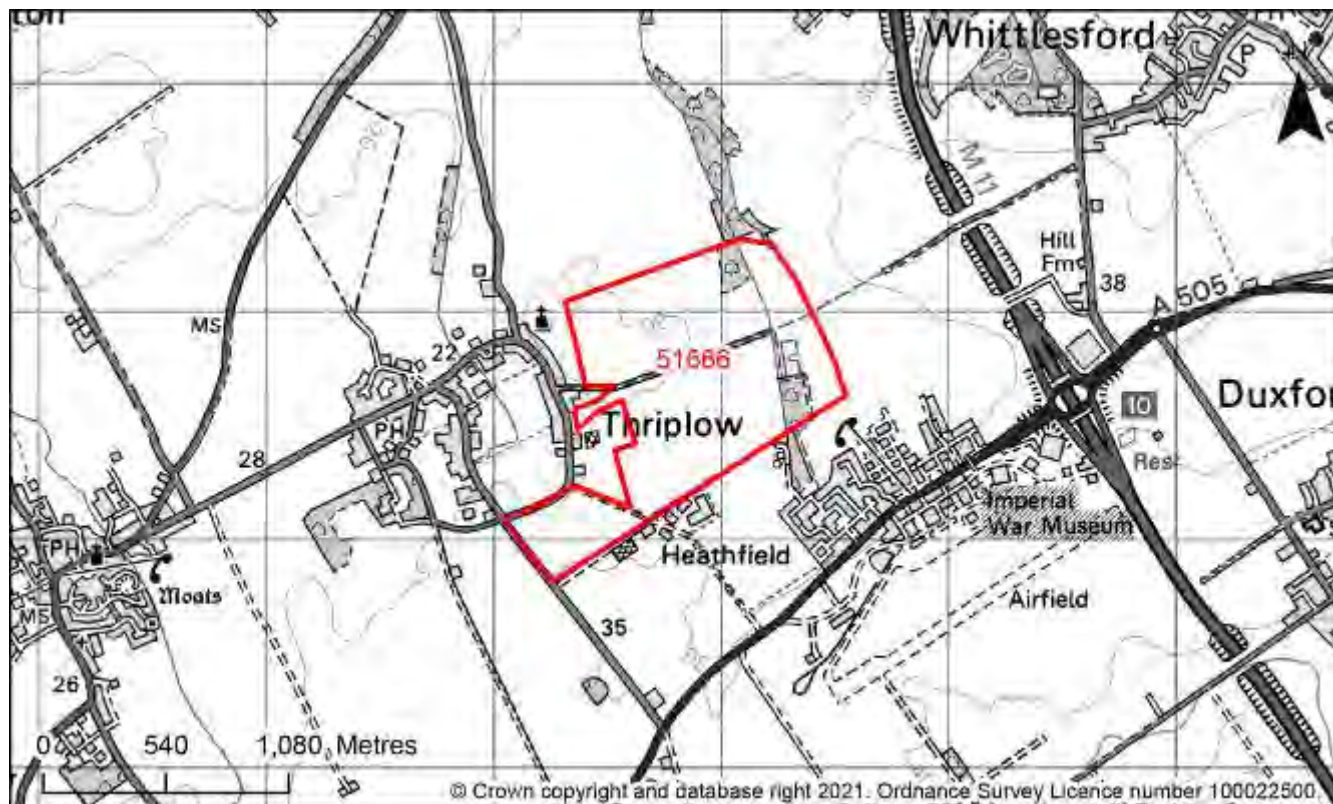
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	180
Estimated 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 the A505 - Site B3 (north of Heathfield and east,south of Thriplow), Duxford, CB22 4QR

**Site Reference: 51666**

**Map 643: Site description - Land north of the A505 - Site B3 (north of Heathfield and east,south of Thriplow), Duxford**



## Site Details

Criteria	Response
Site area (hectares)	105.39
Parish or Ward	Thriplow and Heathfield CP; Whittlesford 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
Proposed employment floorspace (m <sup>2</sup> )	-

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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (8%)  Partly in Flood Zone 3 (8%)  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Landscape Character Area (NCA) 87: East Anglian Chalk  District Area The Chalklands  The site is generally typical of the landscape 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 - 8B: Morden to Duxford Lowland Chalklands  Development throughout this site would have a significant adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, removal of existing open agricultural fields,

Issue	Assessment	Comments
		urbanisation of the rural landscape, a significant enlargement of the village of Thriplow and amalgamation of the village of Thriplow with Heathfield. Even with a reduction of residential units and landscape mitigation works the harm would be adverse and unacceptable.
Biodiversity and Geodiversity	<b>Red</b>	<p>Within a SSSI</p> <p>All residential developments would require an assessment of recreational impact on SSSI. Northern area of site includes Thriplow Peat Holes SSSI. Consultation with Natural England would be required. Objection in principle on ecological grounds. Proposals are against law and planning policy.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within 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	<b>Red</b>	<p>Within 100m of a Listed Asset</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>A large development on this site would create a big extension to the tiny village of Thriplow. It would alter the village character and potentially harm the setting of a number of listed buildings to the east of Church Street including the Grade II* St George's Church. This harm cannot be reasonably mitigated.</p>
Archaeology	<b>Red</b>	Site is located adjacent to the Scheduled Roman settlement Chrinicle Hills. Elements of this settlement extend into the area and cropmarks show additional sites

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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 require accompanying primary school and community centre</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is isolated from any sustainable transport corridor. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p>

Issue	Assessment	Comments
		<p>This development may have to wait for major infrastructure before any growth can be unlocked. In addition to this, the applicant must also consider the accumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of the M11 Junction 10 which is also a major accident cluster 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	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: 100% Grade 2</p> <p>44% 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 7 - M11 South</p> <p>Capacity for growth</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: HE3; HE4; HE5; HE6; TH6; TH9; TH3; TH5; TH4; TH1</p> <p>Very High; 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	2000
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land West of Hardwick Road, Toft, CB23 7QX

Site Reference: 40033

Map 644: Site description - Land West of Hardwick Road, Toft



## Site Details

Criteria	Response
Site area (hectares)	1.64
Parish or Ward	Toft 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, 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, Recreation and leisure, Healthcare
<b>Proposed employment floorspace (m²)</b>	3716
<b>Proposed housing units</b>	30

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands, the site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  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: existing boundary vegetation to be protected and retained other than access requirements, layout to be a rural approach, development to be offset from existing

Issue	Assessment	Comments
		residential units to visual harm, reflect the existing settlement character and a gateway approach to the village.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within or Partially within a Conservation Area</p> <p>Development of this site would cause substantial harm, or severe or significant "less than substantial harm" on the adjacent conservation area and the heritage assets to the south of the site which cannot be reasonably mitigated.</p>
Archaeology	Green	Field evaluation has confirmed that no significant archaeology survives 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>

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	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>Previous use of the site is for grazing livestock. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 37% Grade 2; 63% 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, application refused (20/01172/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 mixed-use development is likely to be economically viable at an appropriate density.

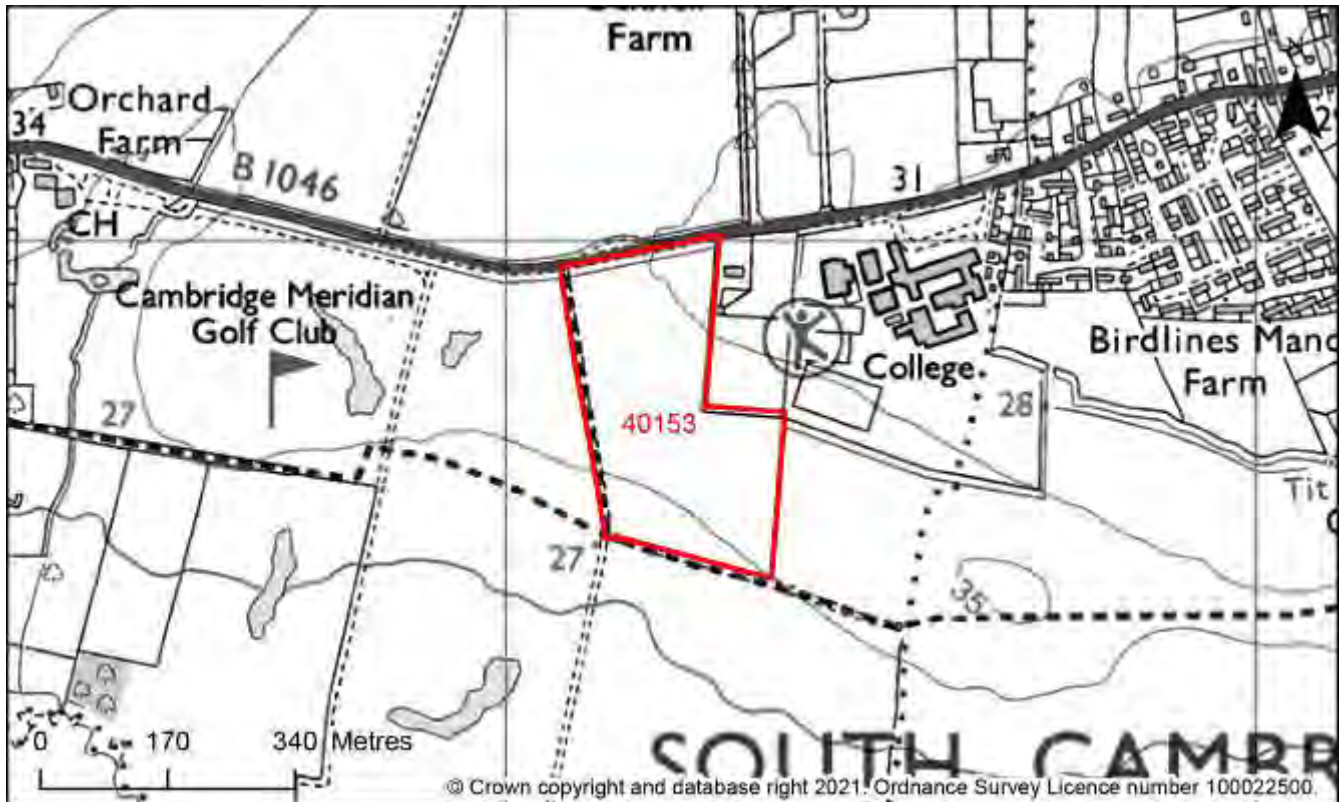
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	30
Estimated employment space (m <sup>2</sup> )	3716
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of West Street, Comberton, CB23 7DU

Site Reference: 40153

Map 645: Site description - Land south of West Street, Comberton



## Site Details

Criteria	Response
Site area (hectares)	8.77
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	150
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt  Wholly within the Lord's Bridge Restricted Zone
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.  District Character Area: Western Claylands the site is typical of the character area although the area to the southeast is somewhat more open.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development of this site would extend the village envelope well beyond its westward extremity towards Toft along the B1046. It would have a very poor visual and physical connection to the village and would result in the village envelope sprawling westward and



Issue	Assessment	Comments
		therefore having a negative impact on the landscape character.
Biodiversity and Geodiversity	Amber	<p>Application likely to require consultation with Natural England as within 4km of Eversden and Wimpole Woods SSSI/SAC. Optimal habitats for barbastelle bats not present on site. Likely habitats of low ecological quality (arable), although boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Ponds within 250-500m may have potential to support great crested newt.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 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	Located in a landscape of prehistoric and Roman archaeology. Cropmarks show a substantial enclosure to the south west
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: 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>This development will have to consider the cumulative impact of committed/allocated development near the site. The site will be expected to promote walking and cycling due to the edge of village location. There are existing congestion issues along the B1049 which will need to be considered and addressed where intensified.</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>
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 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO12; CO11; CO9 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.

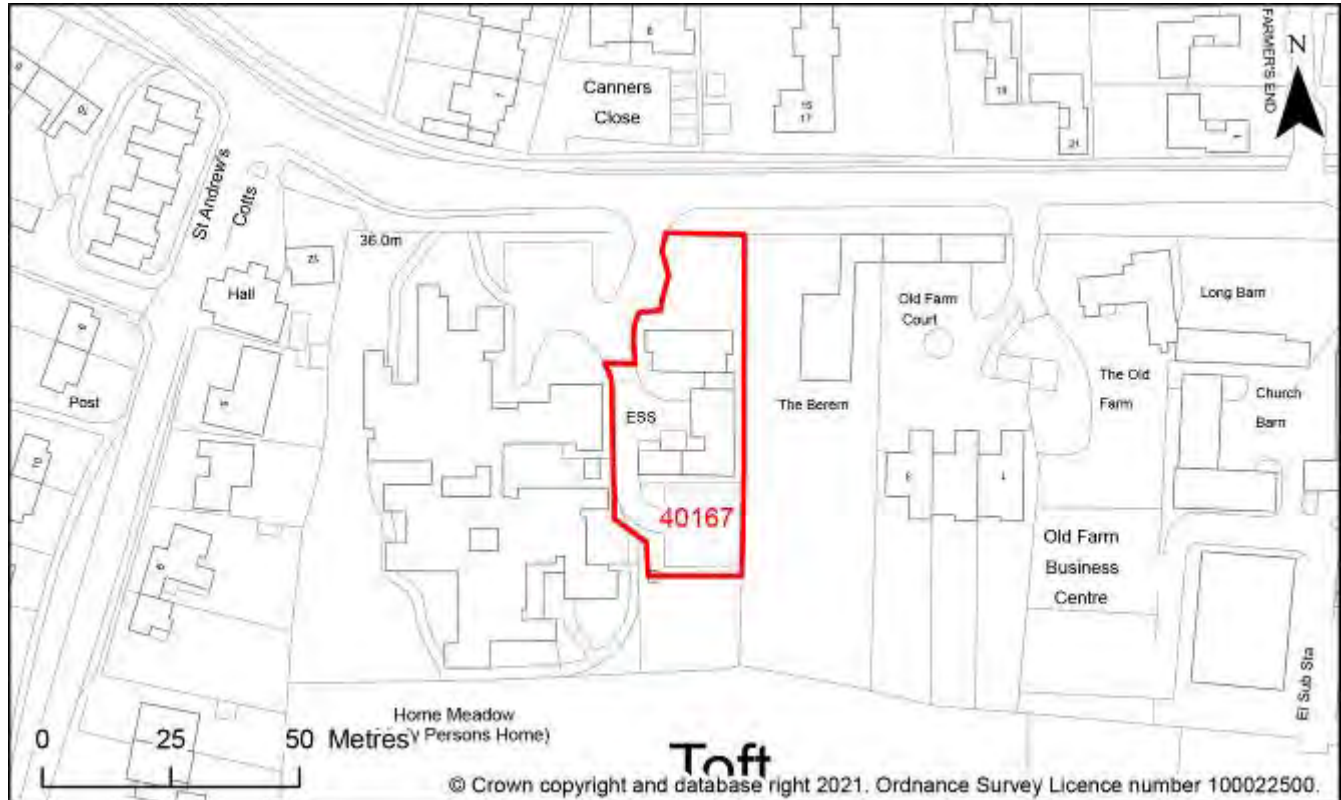
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	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

# Toft Social Services, Comberton Road, Toft, CB23 2RZ

Site Reference: 40167

Map 646: Site description - Toft Social Services, Comberton Road, Toft



## Site Details

Criteria	Response
Site area (hectares)	0.14
Parish or Ward	Toft 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	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	5

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within 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 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is not typical of the character area due to it's location within the development framework boundary and present use as an office building.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  The site is currently developed with a single storey office building with associated parking. The site is enclosed by the adjacent uses with only the southern aspect somewhat unenclosed. Proposals on this site should be context led to ensure they fit in with low-rise neighbours to one side and a significant thatched building to the east.
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

Issue	Assessment	Comments
		<p>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>Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	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 local heritage assets - the adjacent grade II listed building and the Toft Conservation Area, but the impact could be reasonably mitigated by the layout, form and massing of the proposed buildings.</p>
Archaeology	Amber	Located in the historic village core to the north of the shriniken medieval village
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <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	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 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	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 at Bennell Farm (west), West Street, Comberton, CB23 7EN

**Site Reference: 40253**

**Map 647: Site description - Land at Bennell Farm (west), West Street, Comberton**



## Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Toft 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, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	40-50
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Wholly within 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>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 33% lies in a 1 in 30 year event</p> <p>39% lies in a 1 in 100 year event</p> <p>87% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Landscape Character Designations and Assessment</p> <p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area but slightly more open views than usual due to open field patterns</p> <p>District Character Area: Western Claylands the site is typical of the character area.</p> <p>Landscape Character Assessment (2021) Landscape</p>

Issue	Assessment	Comments
		<p>Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is capable of being developed. The proposed number of units should reflect the surrounding village context and character. There are extensive views from the west and north meaning due consideration of the views would be required. Appropriate landscaped edge treatments should be included and space reserved within the development for the planting of large species trees</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural.</p> <p>Development of the site may have a detrimental impact on a 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>Green</b>	<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>Green</b>	<p>Field evaluation has confirmed that no significant archaeology survives in the area</p>
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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	30
Estimated dwelling units	50
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Bennell Farm (north), West Street, Comberton, CB23 7EN

**Site Reference: 40257**

**Map 648: Site description - Land at Bennell Farm (north), West Street, Comberton**



## Site Details

Criteria	Response
Site area (hectares)	2.44
Parish or Ward	Toft 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, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	30-40
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Primarily 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> <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: 2% lies in a 1 in 30 year event</p> <p>4% 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 Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.</p> <p>District Character Area: Western Claylands the site is typical of the character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is at the easternmost edge of the village so it</p>

Issue	Assessment	Comments
		would be exposed to extensive views from the west and north. Development would push development north further into the countryside. Development throughout the site would have significant adverse impact upon the landscape character. It would be permanent and an urbanisation of the rural countryside. If any development was considered it would need significant landscape buffering and significantly reduced numbers.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural.</p> <p>Development of the site may have a detrimental impact on a designated 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	Field evaluation to the south indicates that 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 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	<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
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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: CO13; CO15; CO14  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	16
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

**Site Reference: 40263**

Criteria	Response
Site area (hectares)	0.41
Parish or Ward	Toft 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	8-10

## 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  Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%)  Partly in Flood Zone 3 (10%)  Surface water flooding: 4% lies in a 1 in 30 year event  8% lies in a 1 in 100 year event  23% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands  District Area The Western Claylands  The site is typical of the settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  This is a small site outside and abutting the settlement framework of Toft. Wide views are negligible due to intervening built form and mature trees but local and amenity views are high / medium due to gappy hedgerows around the site. Development upon this site would have a neutral impact upon the settlement character subject to landscape mitigation measures.



Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing development will require assessment of increased visitor pressure on nearby SSSIs. All development outside existing settlements will require consultation with Natural England. River Cam CWS within 100m but unlikely to be impacted. Priority habitats/Habitats of Principal Importance including coastal and floodplain grazing marsh, native hedgerows, mature trees and wooded copse may be present and these habitats may support protected and notable species. Great crested newt may be present in ponds within 100m (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 or Partially within a Conservation Area</p> <p>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.</p>
Archaeology	Amber	Located in the historic village core with medieval earthworks 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>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to</p>

		local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

### **Development Potential**

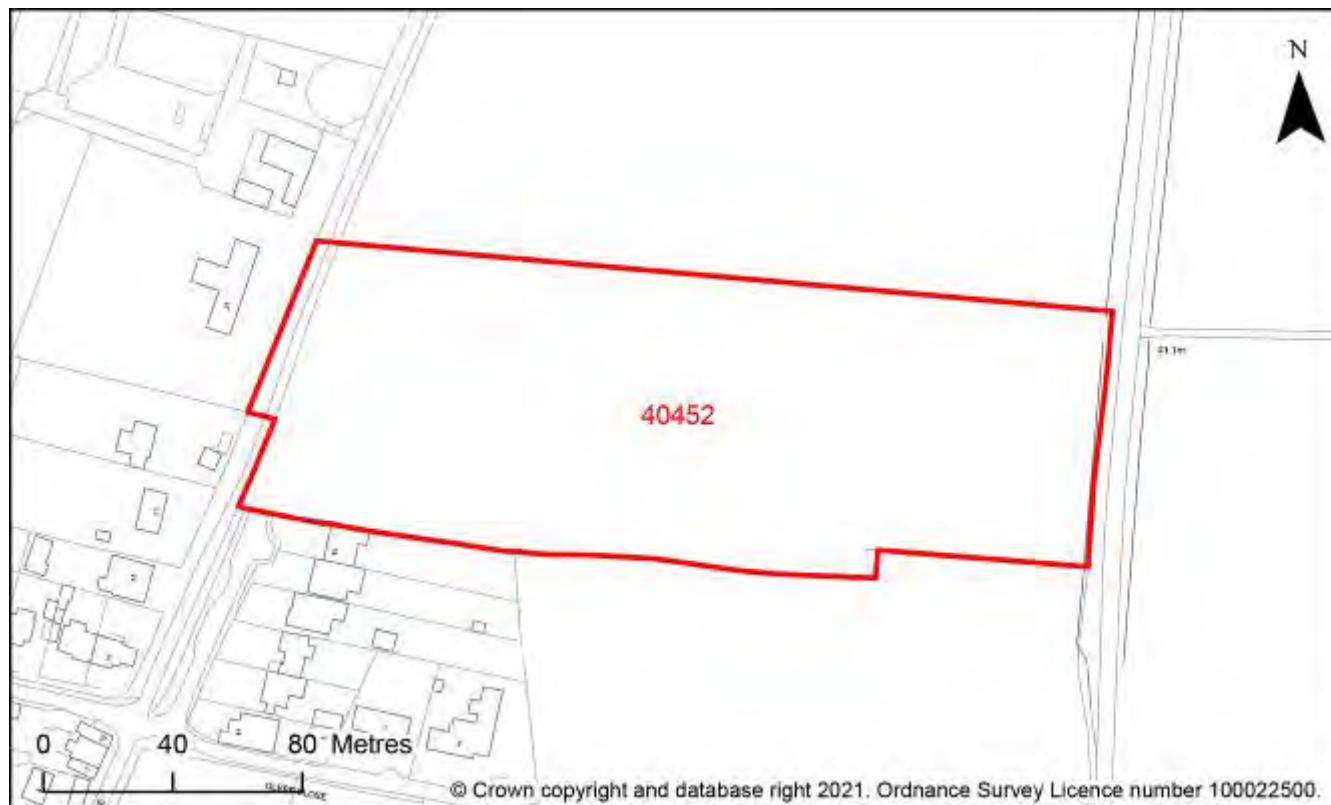
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	6

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 west of Hardwick Road, Toft, CB23 2RW

Site Reference: 40452

Map 650: Site description - Land west of Hardwick Road, Toft



## Site Details

Criteria	Response
Site area (hectares)	2.20
Parish or Ward	Toft 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	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  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	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands  The site is atypical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development upon this site upon have a significant adverse impact upon the landscape character. Wide and local views are high due to low lying topography and lack of intervening vegetation. It would appear detached from the settlement framework and an encroachment into the rural countryside. A significantly reduced scheme with landscape mitigation may be acceptable.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England in relation to Hardwick Wood SSSI. Boundary habitats including drain, hedgerows and trees may

Issue	Assessment	Comments
		<p>qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Remainder of site likely to be of low ecological value (arable), 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	Red	<p>Within 100m of a Conservation Area</p> <p>Development of the site would have a major detrimental impact on the setting of the Toft Conservation Area , having an urbanising effect on character, and diminishing the relationship between the village and its landscape setting in the area where it is presently best experienced. Some housing in far west of site, continuing existing development fronting Mill Lane may be possible without detrimental impact with appropriate design, scale, and boundary planting.</p>
Archaeology	Amber	Located to south of a cropmark of Iron Age/Roman settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <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 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	-	<p>Agricultural Land Classification: 71% Grade 2; 29% Grade 3</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>



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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	13
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 off Comberton Rd, Toft, CB23 2RQ

Site Reference: 40517

Map 651: Site description - Land off Comberton Rd, Toft



## Site Details

Criteria	Response
Site area (hectares)	0.15
Parish or Ward	Toft 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	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development

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  Partially within the Cambridge Greenbelt (96%)
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 not typical of the character area due to it's level of enclosure by nearby development and poorer quality of pasture/meadow.  Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands  Development upon this site would have a significant impact to the local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation of the rural landscape and the removal of existing paddocks adjacent to the settlement edge. Even with landscape mitigation works

Issue	Assessment	Comments
		the harm would still be adverse and unacceptable
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, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The site is opposite a positive building in the conservation area, the entrance point to the village and the Conservation Area. Acceptability of development dependent on design, layout and landscaping.</p>
Archaeology	Amber	Located in 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 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: 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	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to</p>

		local road network at Madingley
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TO2 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	2

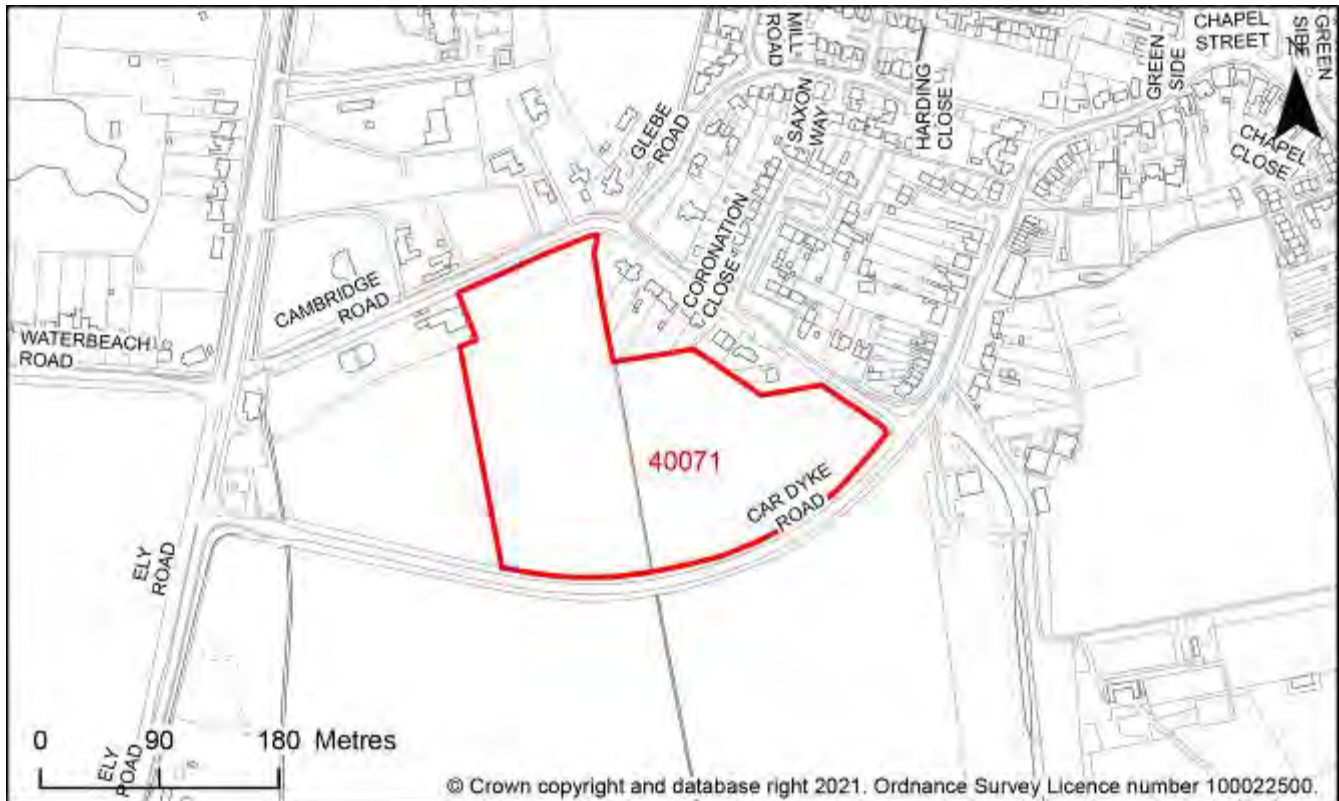
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land on the south side of Cambridge Road, Waterbeach, CB25 9NP

Site Reference: 40071

Map 652: Site description - Land on the south side of Cambridge Road, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	4.74
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	140
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (99%)
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>	Junction of National Character Area 46 The Fens and NCA 88 Bedfordshire and Cambridgeshire Claylands.  The Fenland landscape is a flat, open, largely agricultural landscape with rectilinear fields, wide horizons and huge skies. 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. The Bedfordshire and Cambridgeshire Claylands are a broad undulating plateau dissected by shallow river valleys. It is a predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover.  The site is more influenced by the Fen landscape than the Claylands

Issue	Assessment	Comments
		<p>District Character Area: Fen-Edge landscape character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is essentially a large open regular field. Views to and from the site from the north are restricted. Intermittent views possible from the south. The site is mostly contained by existing development, strong road boundaries and established vegetation. Development could have an urbanising effect on the semi-rural character of the south-west entrance to the village but there is potential from some development on site along the Cambridge Road frontage with landscape mitigation.</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 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	Green	<p>Within 100m of a Scheduled Monument</p> <p>The northern plot already has planning permission and the development of this plot would result in no further detrimental impacts to the setting of the Grade II listed house.</p>
Archaeology	Amber	<p>Located adjacent to a Scheduled section of the Car Dyke Roman canal. Cropmarks to the south extend into the area</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 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: 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 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</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 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: WA12  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.

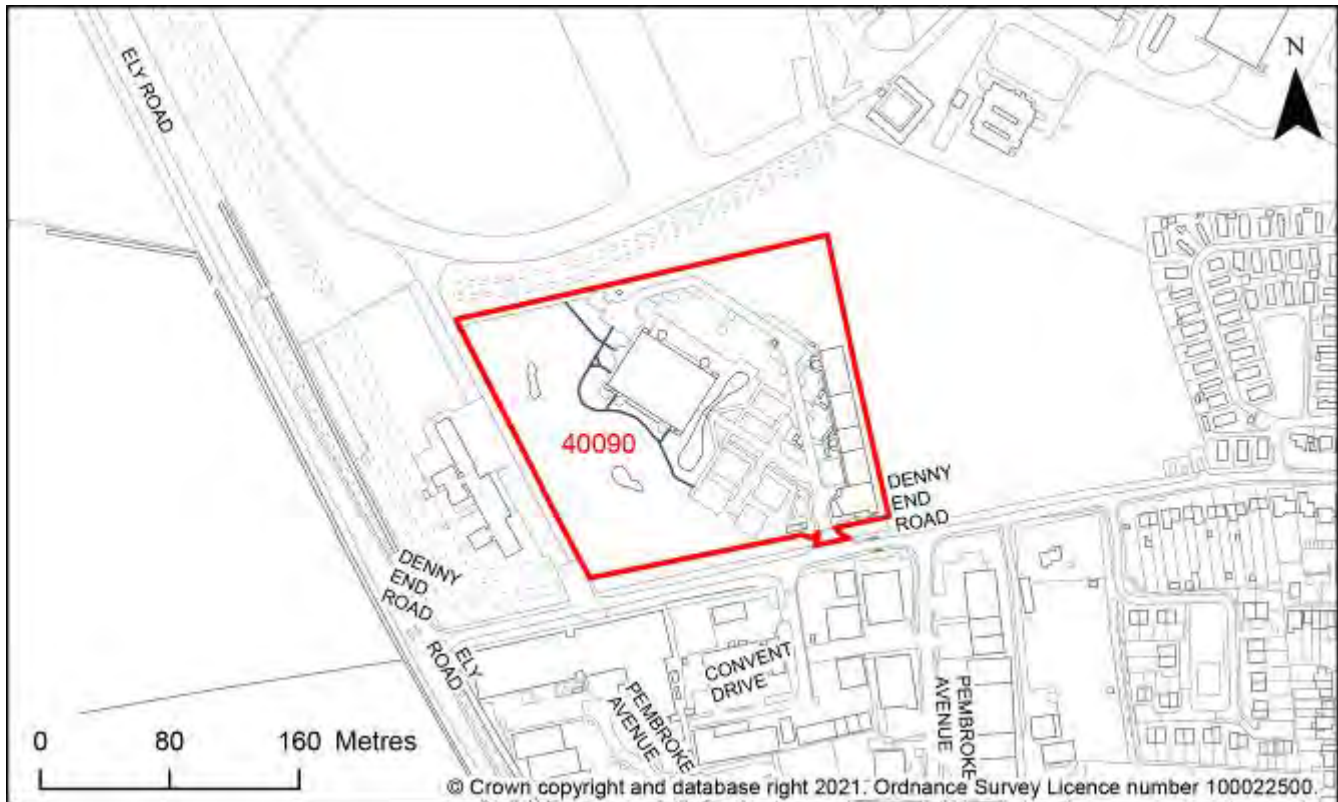
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	140
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Stirling House, Denny End Road, Waterbeach, CB25 9PB

Site Reference: 40090

Map 653: Site description - Stirling House, Denny End Road, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	3.73
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	7575
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation  Within 200m of the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 30 year event  8% lies in a 1 in 100 year event  23% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Green</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is atypical of the landscape character. it is part of business site detached from the settlement framework  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  Development upon this site would have a neutral impact to the landscape character and with landscape



Issue	Assessment	Comments
		enhancement works the impact would be beneficial.
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	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	Field evaluation to the south indicates that 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 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: 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
		<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>Milton is located within the A10 corridor which has a nil deterrent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge. 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 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. Site does not lie within an AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 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 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> )	7575
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Waterbeach Station Car Park, Clayhithe Road, Waterbeach, CB25 9HS

Site Reference: 40173

Map 654: Site description - Waterbeach Station Car Park, Clayhithe Road, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	0.28
Parish or Ward	Waterbeach 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	Car park
Proposed development	Mixed Use, 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>	180
<b>Proposed housing units</b>	13

## 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 (98%)
Flood Risk	<b>Red</b>	Flood zone: Partly in Flood Zone 2 (98%) Partly in Flood Zone 3 (98%) 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	<b>Green</b>	NCA 46 The Fens District Area The Fen Edge The site is atypical of the landscape character. the site is a car park within the rural countryside  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  The site is a car park which lies outside the settlement

Issue	Assessment	Comments
		framework and is surrounded by native woodland planting. Wide view are negligible and local view are filtered by boundary planting. Development upon this site would have a neutral impact upon the landscape character subject to the landscape mitigation measures. Typical principles would include the following: boundary planting to be protected and retained, existing access points and PROW to be integrated into the development.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and 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, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Informal Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	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 east of the Scheduled site of Waterbeach Abbey

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 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>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>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 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: 81% Grade 3; 19% Grade 4
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: WA5  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 mixed-use development is likely to be economically viable at an appropriate density.

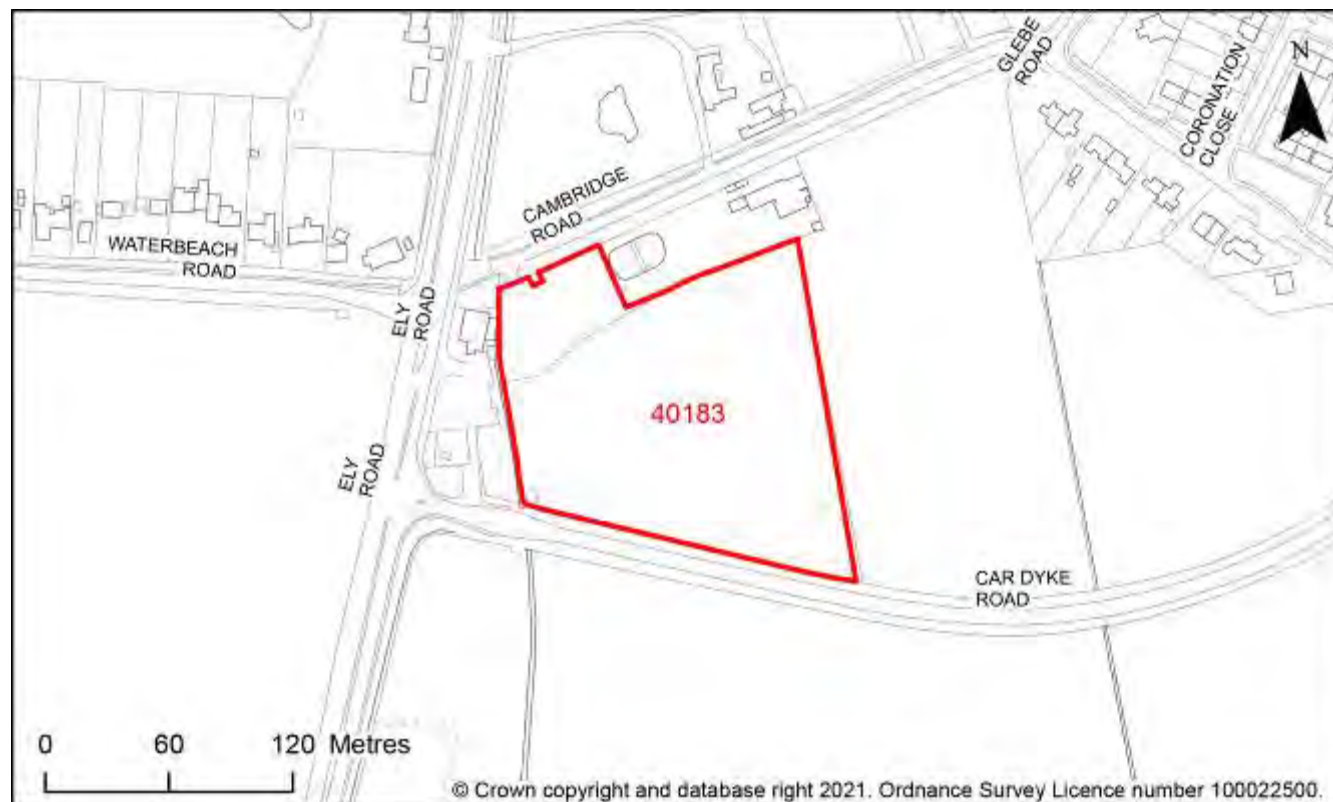
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	47
Estimated dwelling units	13
Estimated employment space (m <sup>2</sup> )	180
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 Cardyke Road, Waterbeach, CB25 9NW

**Site Reference: 40183**

**Map 655: Site description - Land to the north of Cardyke Road, Waterbeach**



## Site Details

Criteria	Response
Site area (hectares)	2.03
Parish or Ward	Waterbeach 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, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	60
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 38% 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 of Waterbeach. Wide and local views are high. Development would appear detached from the settlement of Waterbeach and an encroachment into the countryside. Even with significant landscape mitigation measures the site would appear isolated and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	<b>Amber</b>	Within 200m of a Wildlife Site  Recreational impacts on SSSIs to be considered. Cam

Issue	Assessment	Comments
		<p>Road Willow Pollards County Wildlife site 15m to north would need to be protected. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/priority habitat and be of high ecological importance. Other habitats of possible low ecological value, except NW corner. Buildings/trees may support roosting bats (if suitable). Pond adjacent to NE 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	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in an area of intensive Roman industrial activity close to the junction of the Roman Road Akeman Street and the Car Dyke canal, a section of which is Scheduled.
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 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>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 44% Grade 2; 56% 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: WA12  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

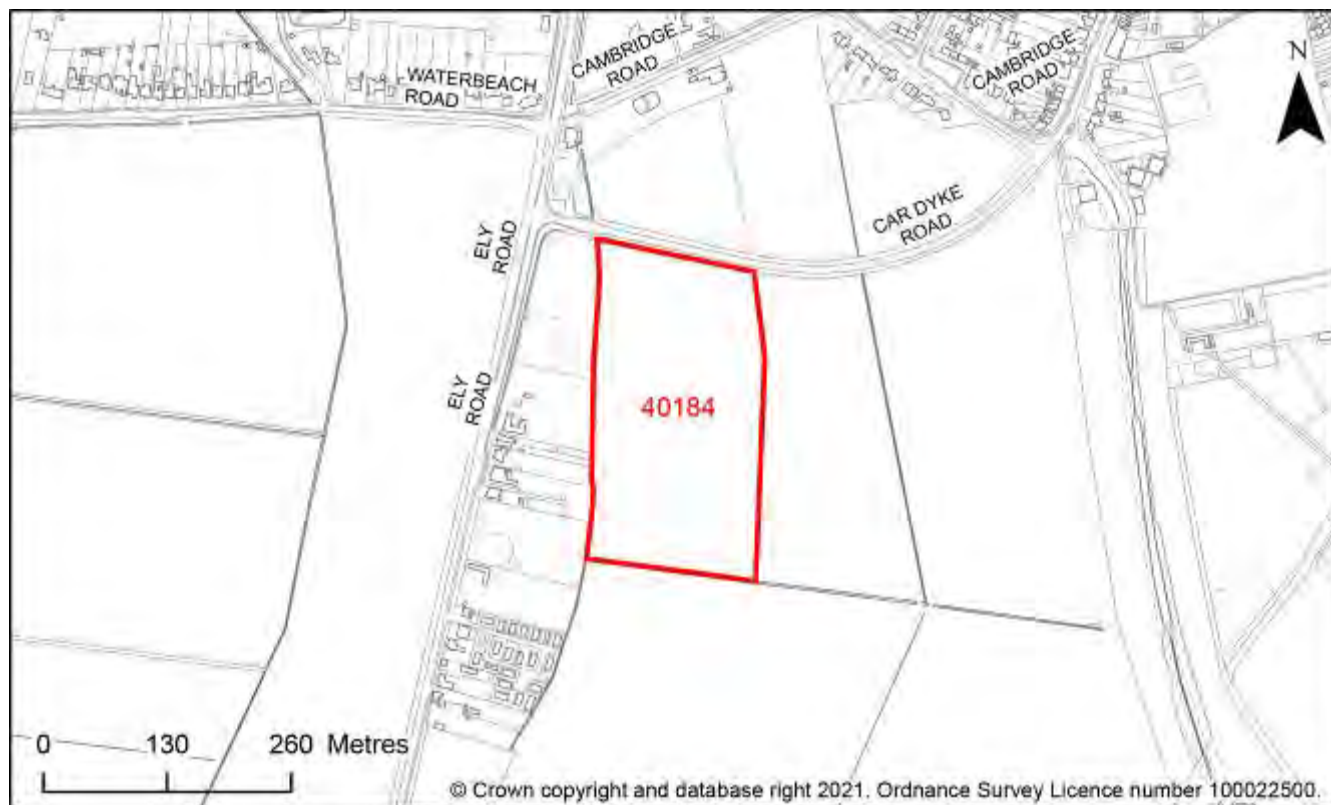
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	60
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the south of Cardyke Road, Waterbeach, CB25 9NW

**Site Reference: 40184**

**Map 656: Site description - Land to the south of Cardyke Road, Waterbeach**



## Site Details

Criteria	Response
Site area (hectares)	5.74
Parish or Ward	Waterbeach 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 or non-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>	23000
<b>Proposed housing units</b>	174

## 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  4% lies in a 1 in 100 year event  12% 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 upon the landscape character of Waterbeach. Wide and local views are high. Development would appear detached from the settlement of Waterbeach and an encroachment into

Issue	Assessment	Comments
		the countryside. Even with significant landscape mitigation measures the site would appear isolated and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Discharge of water/waste above 20m<sup>3</sup> per day to ground or surface water likely to require consultation with Natural England and recreational impacts on SSSIs need to be considered. Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Most of site likely of low ecological value (arable). Potential for farmland birds and protected species associated with boundary habitats.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Unlikely to have any impact on heritage assets, but proximity of Car Dyke needs to be considered. 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	An area of Roman settlement is recorded in the area, part of larger landscape of settlement and industrial activity in the vicinity.
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 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: 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 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations 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: 82% Grade 2; 18% 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: WA11  High

### Available (Outcome = Green)

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

**Achievable (Outcome = Green)**

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

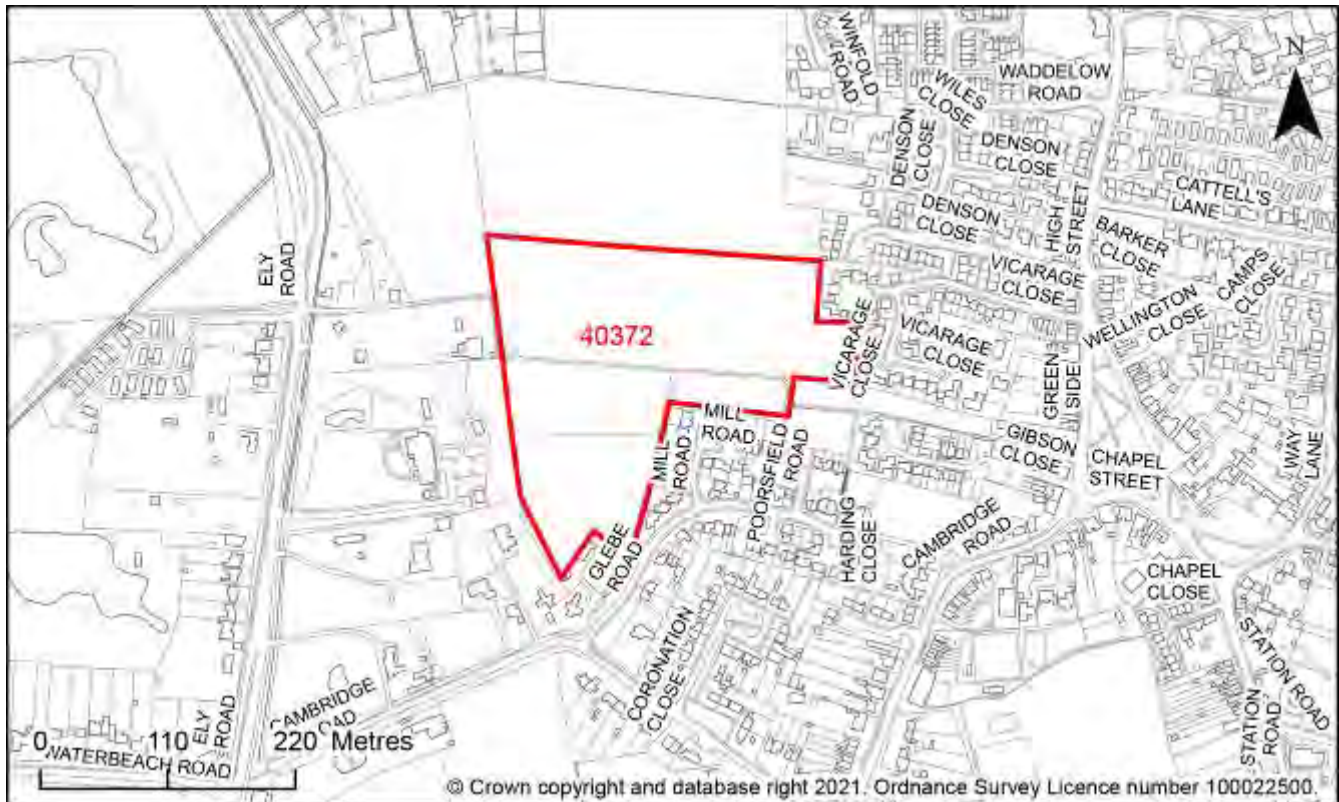
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	174
Estimated employment space (m <sup>2</sup> )	23000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land to the north of Glebe Road, Waterbeach, CB25 9QR

Site Reference: 40372

Map 657: Site description - Land to the north of Glebe Road, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	5.29
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-



<b>Proposed housing units</b>	160
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (94%)
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>	NCA 46 The Fens  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  Development upon this site would have a significant adverse impact to the local landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural countryside. Even with a reduction of units and landscape mitigation the harm would still be significantly adverse and unacceptable.
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. There are no apparent priority habitats within the site; however there are grasslands, allotments, 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 the historic core of the village. The route of the Car Dyke Roman canal passes through the southern part of 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 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will 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 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>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	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: WA13; WA14  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.

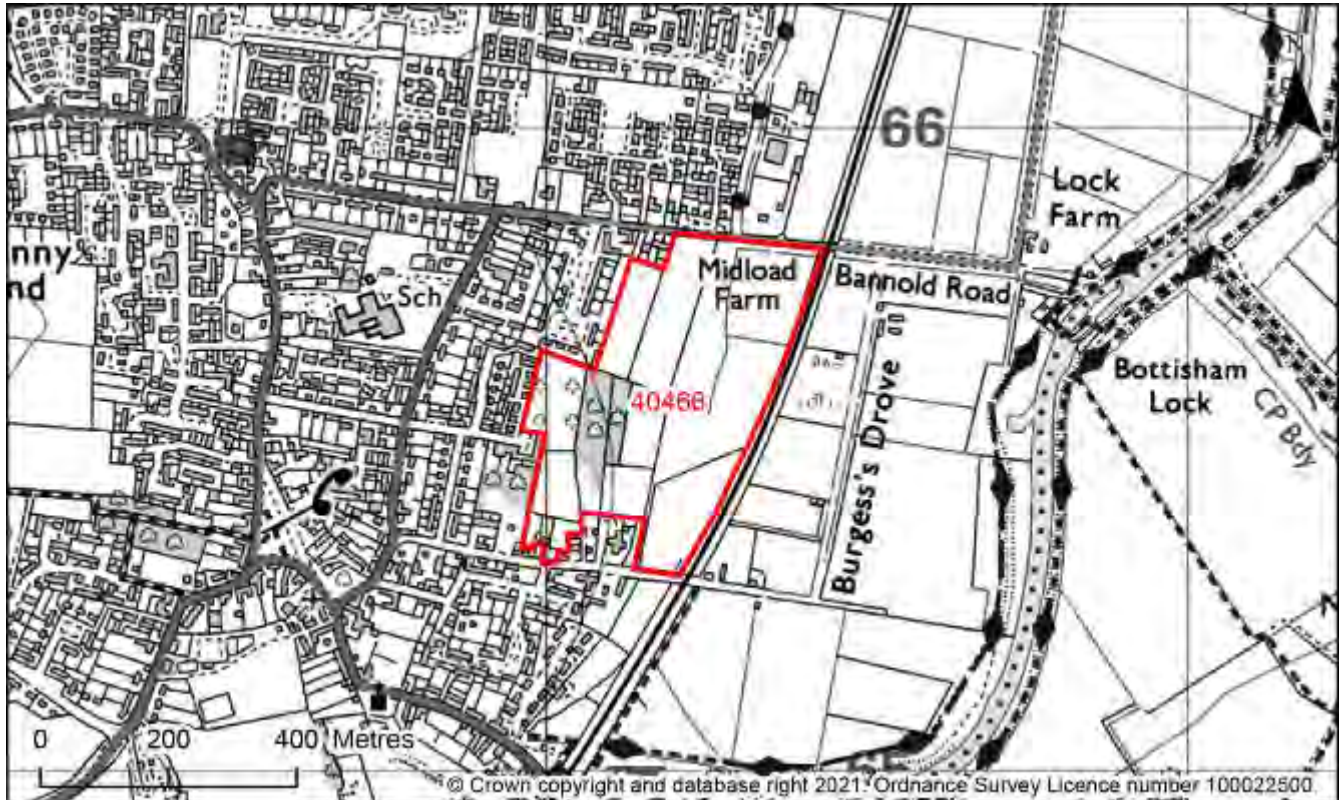
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	160
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

# Land south of Bannold Road, Waterbeach, CB25 9LQ

Site Reference: 40466

Map 658: Site description - Land south of Bannold Road, Waterbeach



## Site Details

Criteria	Response
Site area (hectares)	14.69
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	330

## 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 (90%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (48%) Partly in Flood Zone 3 (35%) Surface water flooding: 1% lies in a 1 in 100 year event 22% 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 settlement character.  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands  This is a large site located to the east of Waterbeach Wide, local and amenity views are high due to low lying topography and lack of boundary vegetation particularly to the east of the site. Development upon this site would have a significant adverse impact to the settlement character. It would be a significant increase to Waterbeach and an encroachment into the countryside. Limited development with landscape mitigation may be possible.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a large block of woodland within the centre of the site that has been registered on the 2014 National Forest Inventory which is likely a primary habitat. There is a ditch that runs from the northern boundary into the centre of the site that 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	<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 on the eastern side of the historic village. Evidence for Iron Age and Roman archaeology known in the vicinity</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 2,000m</p>



Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: 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: Greater than 800m and Less than or Equal to 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>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 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will 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 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	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: 23% Grade 1; 77% 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: WA1; WA2  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

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.

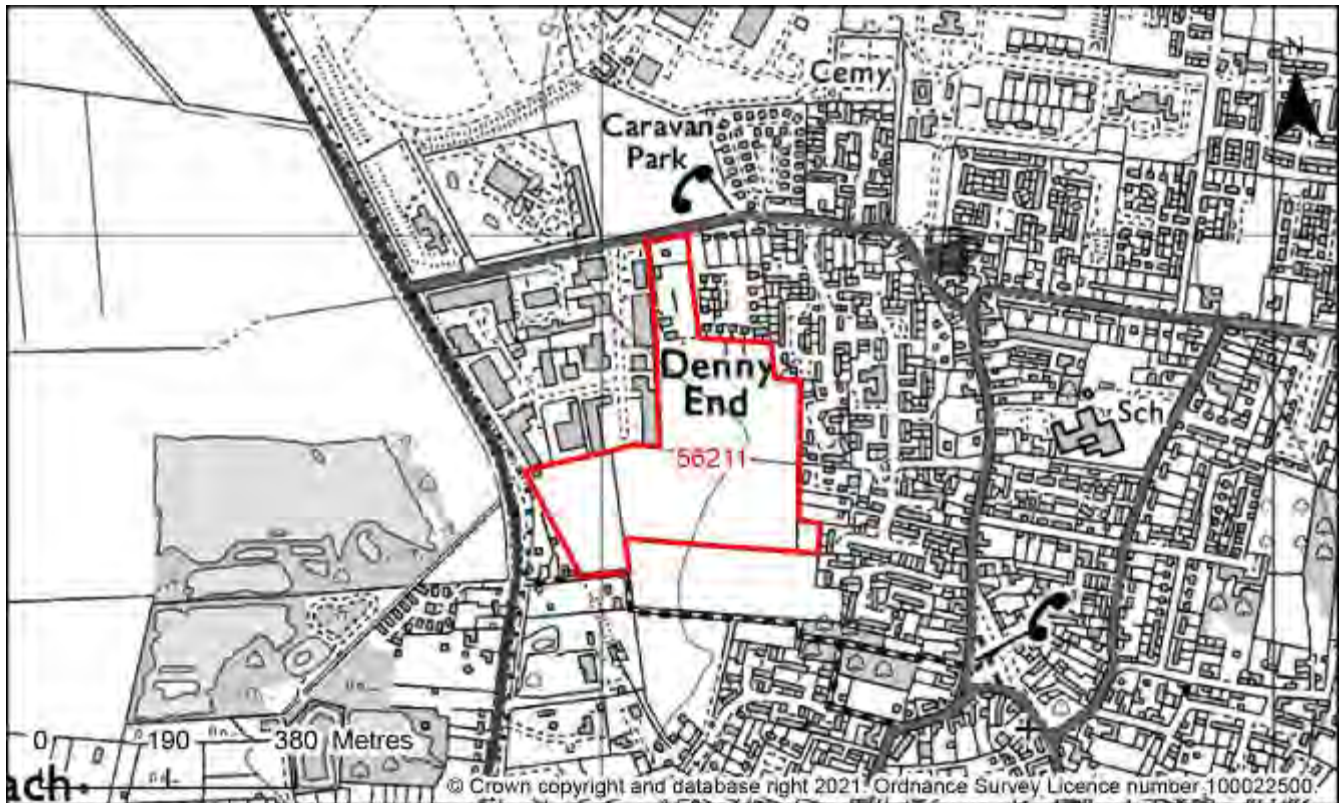
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	330
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 of Denny End Road, Waterbeach, CB25 9QP

**Site Reference: 56211**

**Map 659: Site description - Land to the south of Denny End Road, Waterbeach**



## Site Details

Criteria	Response
Site area (hectares)	9.89
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
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, Custom or self build 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>	40000
<b>Proposed housing units</b>	120

## 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 20m of Site Specific Policies/Housing, Employment or Recreation allocation  Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  12% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge  The site is atypical of the landscape character. it is part of business site detached from the settlement framework  Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		Development upon this site would have a limited impact to the landscape character and views subject to landscape mitigation measures.
Biodiversity and Geodiversity	Green	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the roadside hedge 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	Amber	The site lies outside the conservation area. The western edge is adjacent to the line of Car Dyke, but there is no other heritage impact; any impact could be reasonably mitigated.
Archaeology	Amber	Extensive evidence for Roman settlement and associated activities is recorded in the vicinity. The western border follows the line of the Car Dyke Roman canal.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: 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>Would require walking and cycling links into Waterbeach, may be some localised junction improvements required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by road traffic noise from nearby main roads and noise from nearby industrial/commercial activities but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 92% Grade 2; 6% Grade 3; 2% Non-Agricultural</p>
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road</p>

		Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA13; WA14 Moderate; Low

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	120

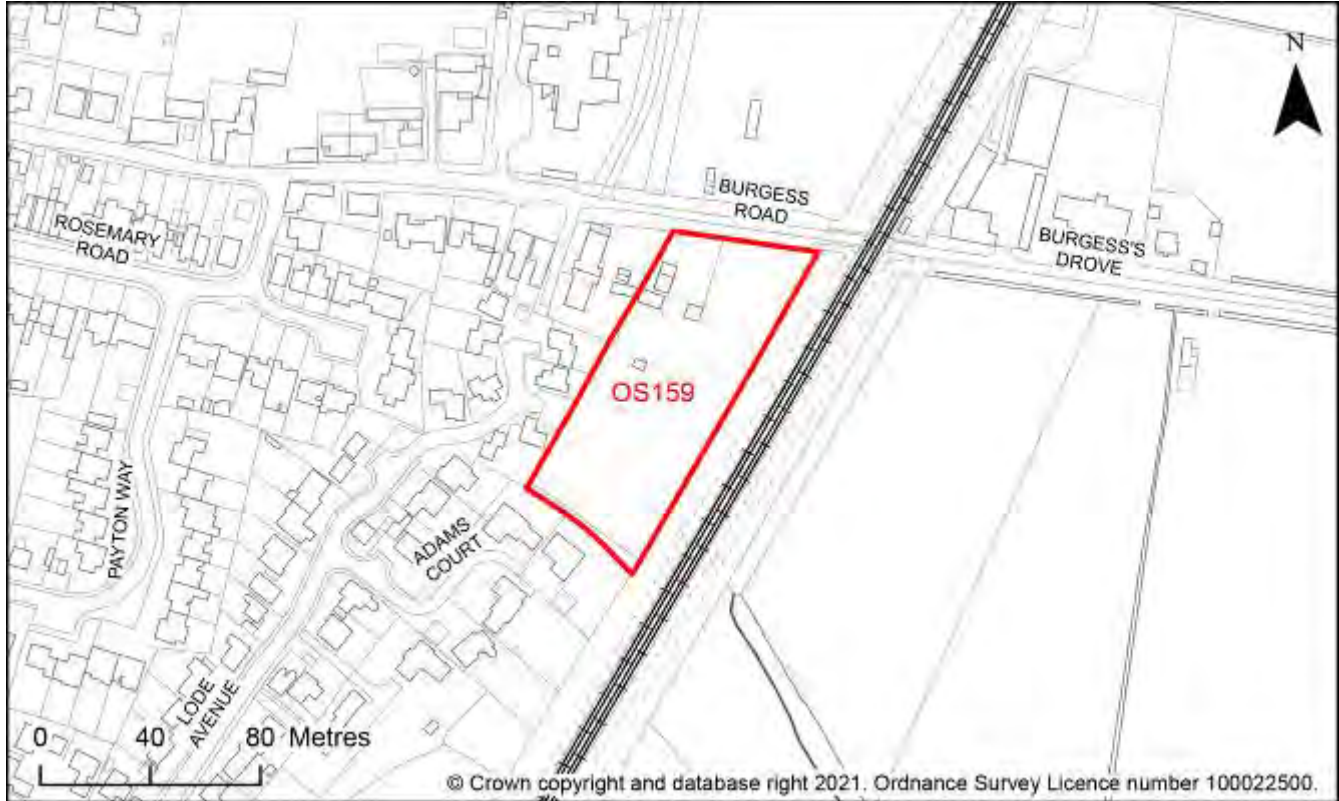
Estimated employment space (m <sup>2</sup> )	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land off Lode Avenue, Waterbeach, CB25 9ND

## Site Reference: OS159

### Map 660: Site description - Land off Lode Avenue, Waterbeach



### Site Details

Criteria	Response
Site area (hectares)	0.59
Parish or Ward	Waterbeach 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 Minor Rural Centre
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	Red
Available	Red
Achievable	Amber

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Wholly in Flood Zone 2  Surface water flooding: 21% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 46 The Fens  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 a paddock at the edge of Waterbeach outside of the development framework and within the Green Belt. The site is relatively narrow and tucked in between existing development and the railway line. Any development should be limited to the western half of the site and follow the context of the existing developments around it. A landscape buffer against the railway line will be needed to mitigate against visual intrusion and may assist with environmental health issues such as pollution and noise

Issue	Assessment	Comments
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	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	Green	Archaeology is unlikely 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 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: 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>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</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 and buildings. Potential for historic contamination, 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>

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: WA3  Low

### **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**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	20
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 Winfold Farm, East of A10, Waterbeach, CB25 9FX

## Site Reference: 40182

Map 661: Site description - Land at Winfold Farm, East of A10, Waterbeach



### Site Details

Criteria	Response
Site area (hectares)	7.91
Parish or Ward	Waterbeach CP; Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	3000
<b>Proposed housing units</b>	229

## 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 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 100 year event  13% 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 designated strategic landscape area. It would intrude on the separate identity and character of the Abbey (located to the north), encroach into the proposed landscape buffer zone which has been designated between the New Town and Denny Abbey and urbanise of the rural landscape.



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 and recreational impacts on SSSIs need to be considered. Most of site likely to be of low ecological value (arable). Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Potential for protected species (water vole, otter) associated with drain. Ponds within 100m may be suitable for great crested newt. Barbatselle bats recorded in area. Site may be subject to existing mitigation requirements.</p> <p>Development of the site may have a detrimental impact on a designated 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 Scheduled Monument</p> <p>Impact on setting of Denny Abbey Scheduled Monument, the Listed Buildings on that site, and the Roman earthworks could be significant, but would depend on scale, layout and 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	Red	Earthworks relating to the Scheduled site of Denny Abbey are recorded in the area. Development would also impact the setting of the Scheduled Monument.
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 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The 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. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will 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.</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: 50% Grade 2; 50% Non-Agricultural
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB  No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

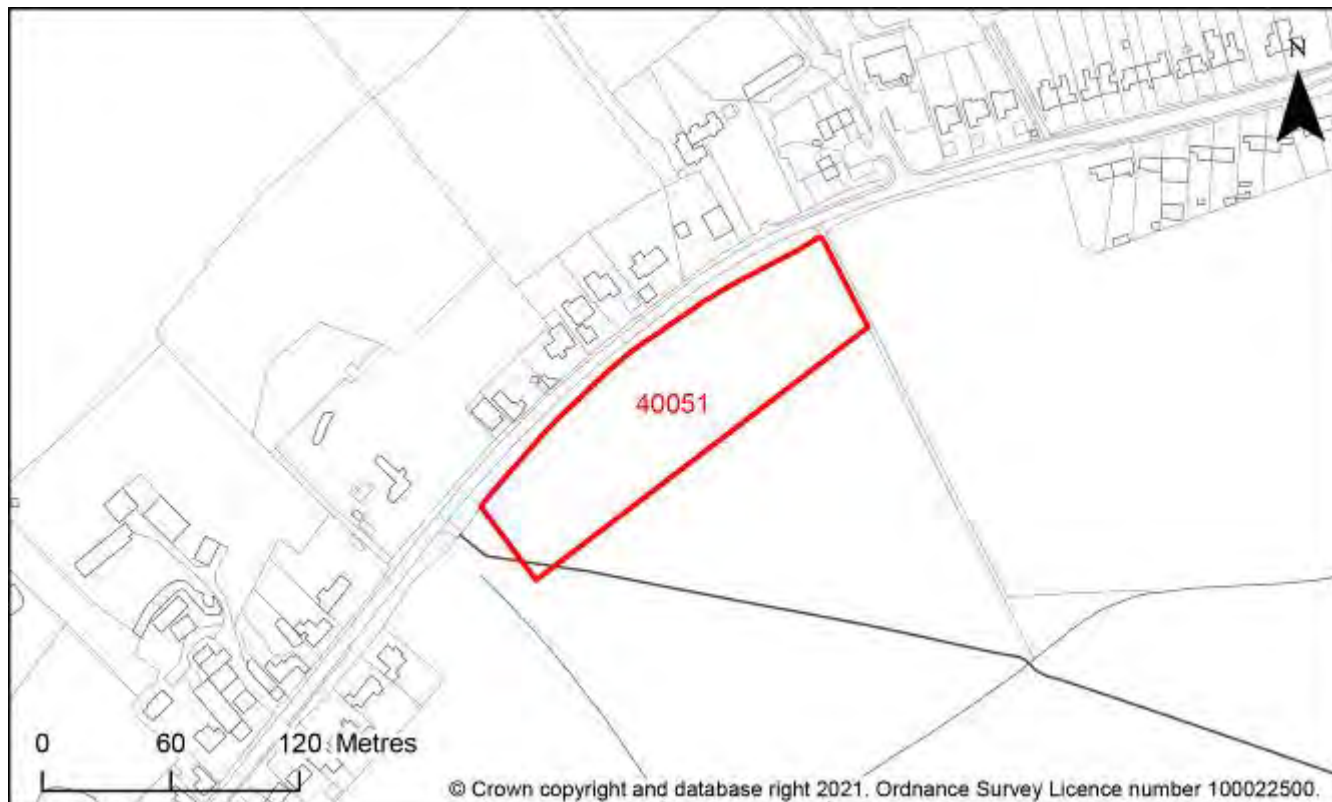
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	229
Estimated employment space (m <sup>2</sup> )	3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

# Land south of High Street, opposite No's 27-51, West Wickham, CB21 4RY

**Site Reference: 40051**

**Map 662: Site description - Land south of High Street, opposite No's 27-51, West Wickham**



## Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	West Wickham 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> )	-

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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Green</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	<b>Amber</b>	NCA 86 South Suffolk and North Essex Clayland  District Character Area: South East Claylands, site is typical of the characters areas, particularly relevant is the description relating to panoramic views associated with the area where NCA86 meets NCA 87 in this area.  Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands  If the existing pattern of development of High Street facing houses with large back gardens were designed for, it is expected that this could be acceptable. However, the rear aspects for the development would require mitigation planting to ensure it fits in with the existing village edge character and strengthen the buffering to mitigate impact on long distance views towards the site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require mandatory Natural England consultation. There is a known population of great crested newts in the vicinity, that will require mitigation. 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	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in 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> <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 road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	



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

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

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

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

### **Development Potential**

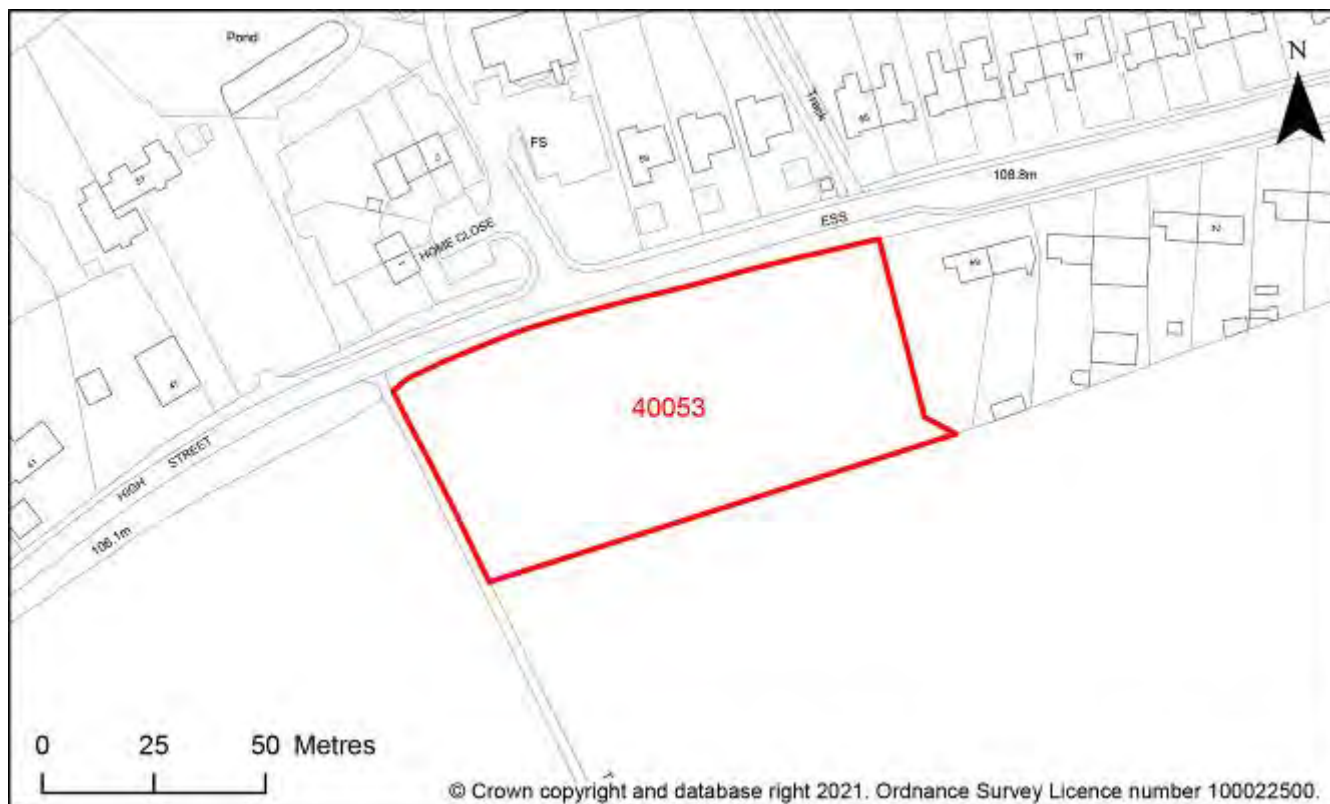
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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# Land south of High Street, opposite Home Close, West Wickham, CB21 4RY

**Site Reference: 40053**

**Map 663: Site description - Land south of High Street, opposite Home Close, West Wickham**



## Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	West Wickham 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> )	-

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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	NCA 86 South Suffolk and North Essex Clayland  District Character Area: South East Claylands, site is typical of the characters areas, particularly relevant is the description relating to panoramic views associated with the area where NCA86 meets NCA 87 in this area.  Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands  If the existing pattern of development of High Street facing houses with large back gardens were designed for, it is expected that this could be acceptable. However, the rear aspects for the development would require mitigation planting to ensure it fits in with the existing village edge character and strengthen the buffering to mitigate impact on long distance views towards the site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Located in the historic 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>

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	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed 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	-	<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:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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

# Platts Farm, 13 High Street, West Wickham, CB21 4RY

Site Reference: 40322

Map 664: Site description - Platts Farm, 13 High Street, West Wickham



## Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	West Wickham 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	7



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	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 86 South Suffolk and North Essex Clayland  District Character Area: South East Claylands  site is somewhat atypical due to the level of existing development and level of enclosure of the site.  Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands  Landscape impacts of development on this site are low. Unit numbers suggest that the proposed units would be contextual with existing village developments. Trees within the site should be retained and incorporated into any design. Sufficient space should also be reserved for large species trees to be planted within the developed area to eventually create a layered view of roofs and treetops.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity

Issue	Assessment	Comments
		<p>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 have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This site could potentially be developed for a small number of dwellings. Care would be needed to ensure that the settings of No's 19 and 21 are protected and that the scale and design of any development protects and enhances the character of the Conservation Area.</p>
Archaeology	Amber	Located in the historic village core with earthworks remains of the medieval village 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>

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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	
Green Belt – Assessment of	-	Parcel ID:

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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

# The Lamb Yard, 73 High Street, West Wratting, CB21 5LU

## Site Reference: 40459

Map 665: Site description - The Lamb Yard, 73 High Street, West Wratting



### Site Details

Criteria	Response
Site area (hectares)	0.75
Parish or Ward	West Wratting 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	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	15-20

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area: on the border between NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk  District Character Area: On the boundary between Chalkland and Southeast Chalklands  The site is atypical due to it's village 'urban' setting and dense tree cover in the surrounding area.  Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands  The site is surrounded on all sides (except access) by dense tree cover making it appear 'nestled' within a woodland. The site itself is brownfield and used for storage and warehousing. Development of the site is appropriate so long as unit numbers retain the village context and are in line with conservation area requirements.
Biodiversity and Geodiversity	Amber	All housing developments will require assessment of increased visitor pressure on nearby SSSIs. Trees, hedgerows and mosaic habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species.

Issue	Assessment	Comments
		<p>Otherwise site likely to be of low ecological value. 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	<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>The site boundary includes several mature trees on the site. Their loss would have to be justified as they make a positive contribution to the character and appearance of the conservation area.</p>
Archaeology	Amber	Located in 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> <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	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2  100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11  Capacity for growth
Employment	-	



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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	11
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

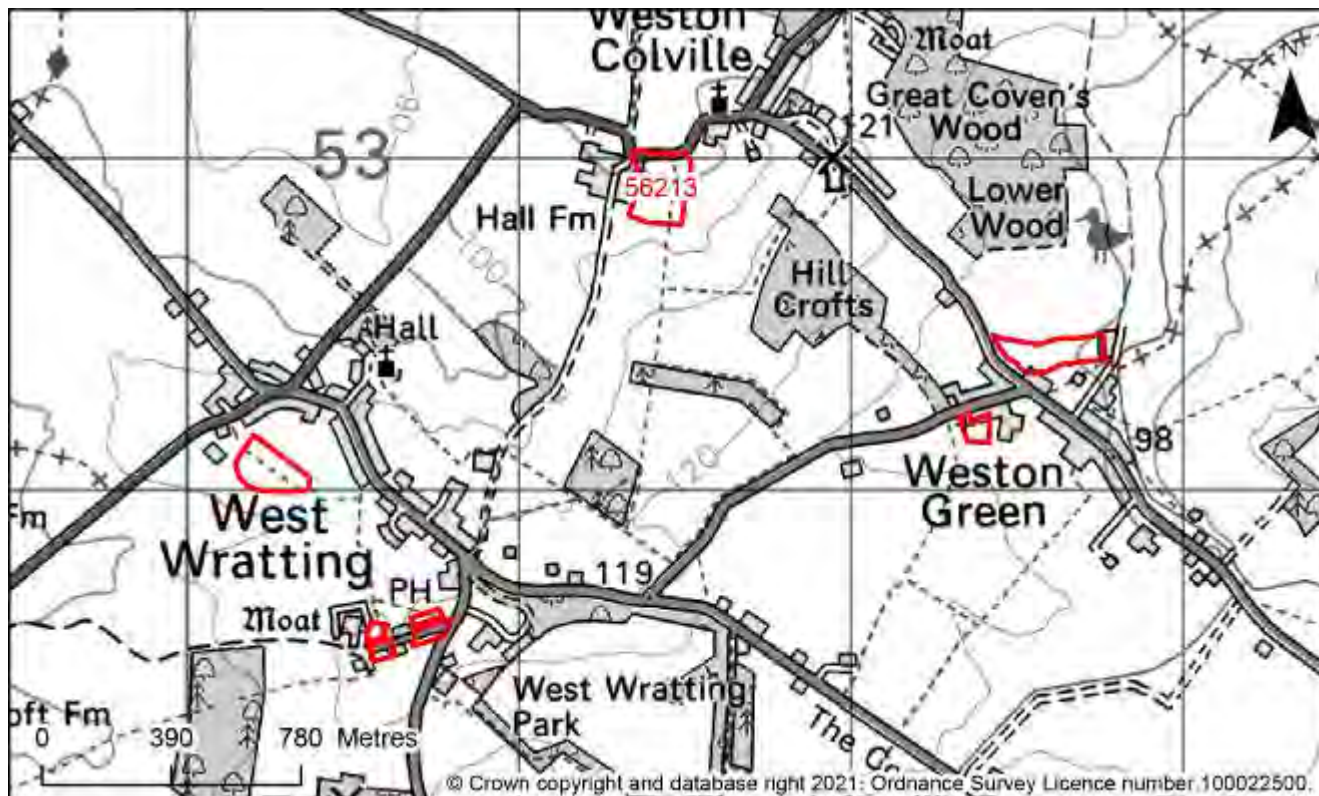
Development completion timescales (years)
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0-5 Years
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# West Wratting Estate, CB21 5LR, CB21 5LS

Site Reference: 56213

Map 666: Site description - West Wratting Estate



## Site Details

Criteria	Response
Site area (hectares)	9.87
Parish or Ward	West Wratting CP; Weston Colville 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	Mixed Use, Market and affordable housing, 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>	4,650 - 9,290
<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>	Primarily outside Development Framework
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 5% lies in a 1 in 30 year event</p> <p>8% lies in a 1 in 100 year event</p> <p>19% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<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>The site is typical of the landscape character area.</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands</p> <p>Site 1 – A mixed use development would have a limited impact upon the local settlement character and views subject to landscape mitigation measures. Site 2 – Development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 3 – Subject to access, development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 4 - Development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 5 – Development upon this site would have a significant adverse impact to the local landscape character. Even with a reduction in development the harm would still be significantly adverse, incongruous and unacceptable.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 400m of an Ancient Woodland</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby Ancient Woodlands and SSSIs. There are potential priority habitats within the site; including grassland and woodland 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. GB</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of an Important Countryside Frontage</p> <p>Sites are not on a protected open space designation.</p>
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is close to listed buildings and walls at West Wratting Park. Any loss of trees and hedges, or</p>

Issue	Assessment	Comments
		'urbanization' of the highway could have a negative impact on setting of these listed buildings; however, the impact could be reasonably mitigated.
Archaeology	Amber	Earthworks relating to the medieval occupation of the site are recorded 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>Requires pedestrian and cycle links into Waterbeach and to link into existing/proposed infrastructure to be provided as part of the Waterbeach Barracks development. May require contribution towards Waterbeach Greenway and other A10 corridor infrastructure.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of 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 54% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Public Right of Way is on or crosses the site
Strategic Highways Impact	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 mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

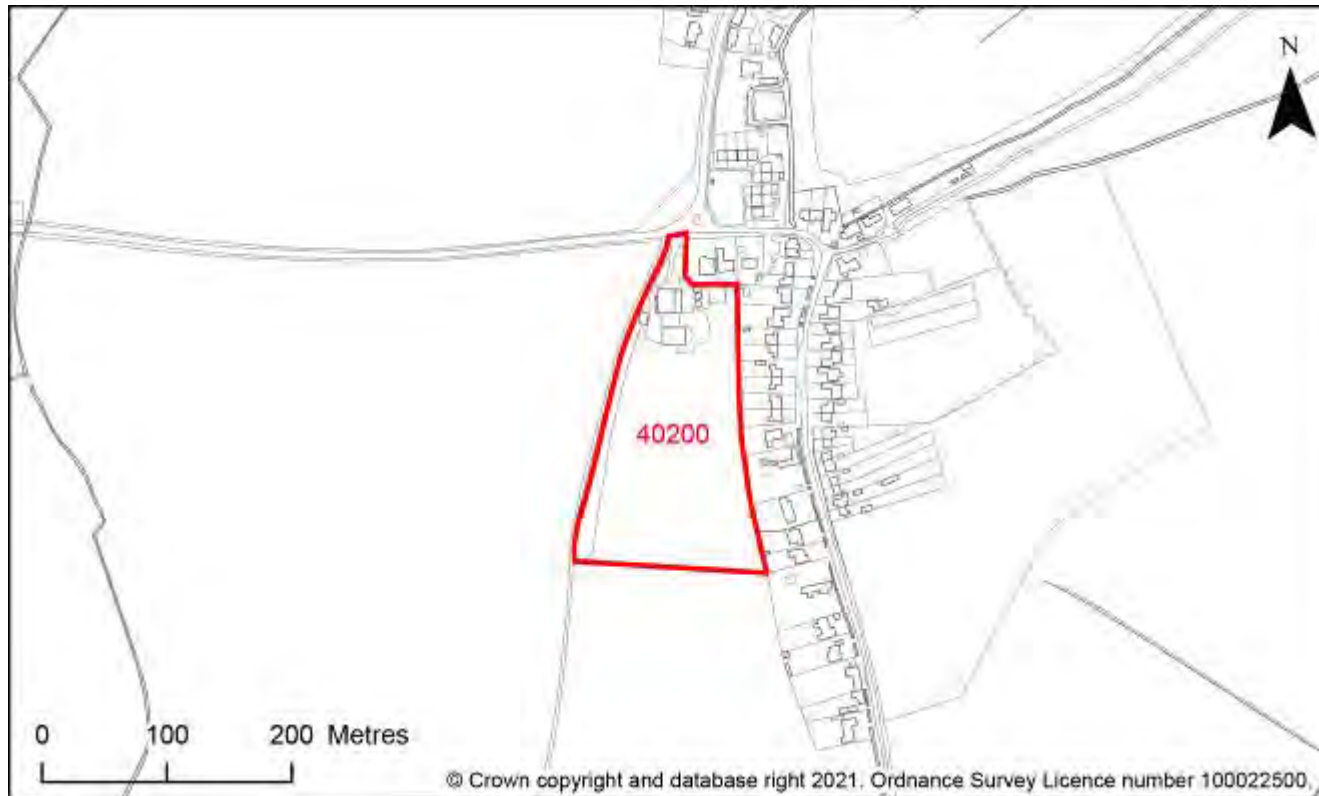
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	135
Estimated employment space (m <sup>2</sup> )	-4640
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Whaddon Estate Farm, Whaddon, SG8 5SN

Site Reference: 40200

Map 667: Site description - Whaddon Estate Farm, Whaddon



## Site Details

Criteria	Response
Site area (hectares)	2.61
Parish or Ward	Whaddon 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, Residential, Education/community
Proposed development	Residential, Market and affordable housing, Public open space
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	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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands  The site is partially contained by existing residential units to the north and east with a mature woodland strip to the west. Development upon this site would have a limited effect upon the landscape character, views and visual amenity subject to landscape mitigation measures, including boundary strengthening, existing woodland strip to be protected, and existing PROW to be integrated.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Consultation with Natural England not required. No designated sites in close proximity. Boundary hedgerows/copse and trees may be Habitats of Principal Importance/priority habitat and/or of high ecological value. Arable field likely of low ecological value. Buildings and trees may support roosting bats (if suitable) - nearby roost records. Farmland bird populations may be present.</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>High likelihood of impact to setting of several heritage assets, particularly No.'s 40, 42, 68 &amp; 70 Bridge Street, through loss of open agricultural 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	Extensive settlement of Iron Age/Roman date known to the north. Medieval moat located to the east. Medieval settlement recorded in the area
Accessibility to Services and Facilities	Red	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should promote sustainable travel where possible as it is located in a rural area. The applicant will have to provide evidence to show the site can be sustainable and will not be car dominated. The development will also have to consider the cumulative impact of committed/allocated sites.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
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</p>

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

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

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

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

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

### **Development Potential**

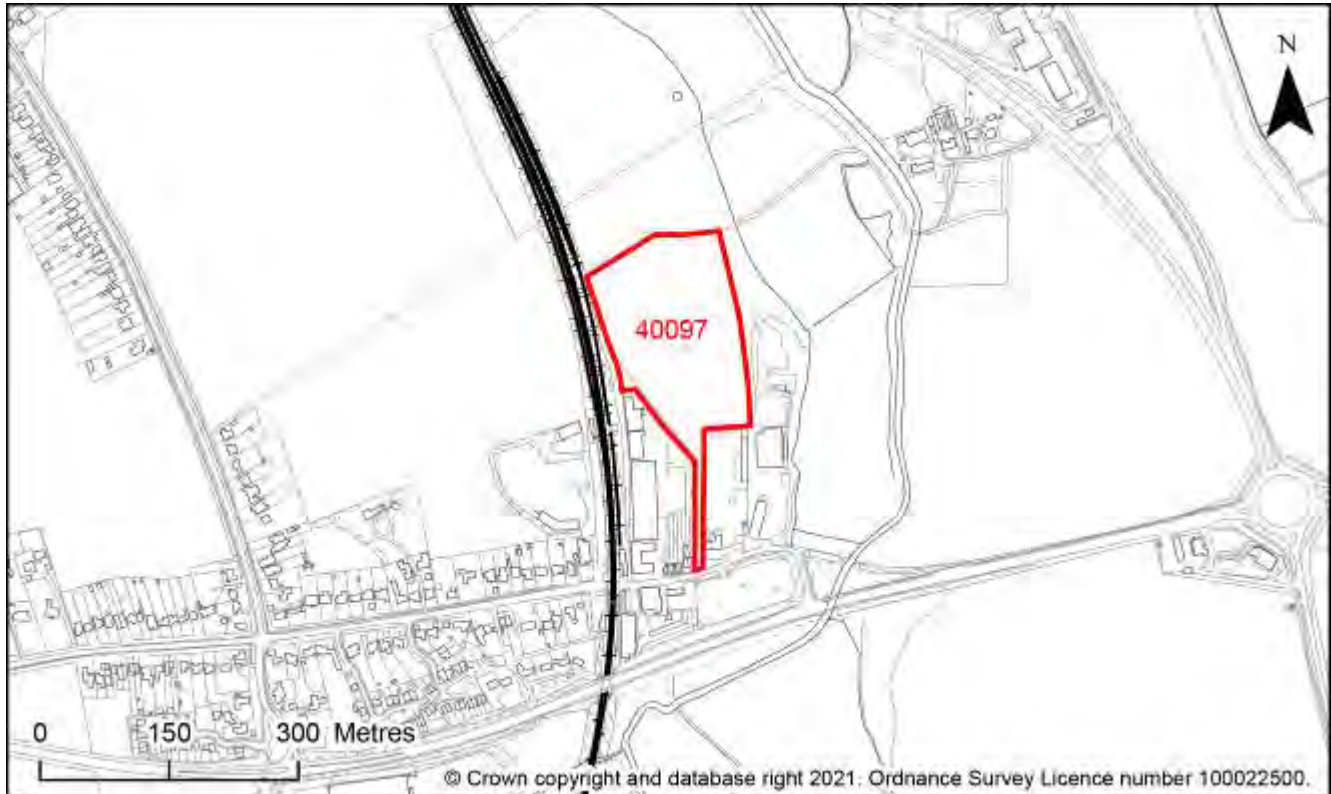
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	28

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 of Station Road East, Whittlesford, CB22 4WL

## Site Reference: 40097

Map 668: Site description - Land north of Station Road East, Whittlesford



### Site Details

Criteria	Response
Site area (hectares)	3.41
Parish or Ward	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, 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> )	No estimate floorspace given

<b>Proposed housing units</b>	120
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Partially within the Cambridge Greenbelt (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  3% lies in a 1 in 100 year event  13% 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



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>Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA</p> <p>Development of the site would have a detrimental impact on sensitive landscapes which could be mitigated.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>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>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>Site entrance would need mitigation to avoid visual impact on setting of Listed Building opposite. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Located to the north of the Scheduled Chapel of the Hospital of St John. Human skeletal remains are recorded in the vicinity
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 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 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 access link to the public highway is unsuitable to serve the number of units that are being proposed. 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	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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included

Issue	Assessment	Comments
		<p>within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) and will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

## Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH9  Very High
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### **Available (Outcome = Green)**

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	120
Estimated employment space (m <sup>2</sup> )	6000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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# Land at Parsonage Farm, West End, Whittlesford, CB22 4PH

**Site Reference: 40144**

**Map 669: Site description - Land at Parsonage Farm, West End, Whittlesford**



## Site Details

Criteria	Response
Site area (hectares)	54.29
Parish or Ward	Whittlesford 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, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-

<b>Proposed housing units</b>	1629
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## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% 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, 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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA  The site has a partially open character making it clearly visible from some areas. The sheer size of this site would merge the two clusters of development which form both ends of the village and result in an out of

Issue	Assessment	Comments
		scale proposal. Intimate village character would therefore adversely be affected.
Biodiversity and Geodiversity	Amber	<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	<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 Whittlesford Conservation Area. A buffer zone is recommended to mitigate and preserve the spatial identity of Whittlesford.</p>
Archaeology	Amber	Located in a landscape of prehistoric 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 2,000m</p> <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>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on A505 and associated junctions. Need for new Passenger Transport provision and links to stations at Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links.</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	Amber	<p>Large site and lots of residential units - potential for AQMA traffic impact without mitigation.</p>
Contamination and Ground Stability	Amber	<p>Infilled pit, contamination expected, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 96% Grade 2; 4% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p>

		Public Right of Way is on or crosses the site
Strategic Highways Impact	<b>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: WH14; WH10  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	30
Estimated dwelling units	1629
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land at Millfield Farm, Duxford Road, Whittlesford, CB22 4NQ

Site Reference: 40145

Map 670: Site description - Land at Millfield Farm, Duxford Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	32.91
Parish or Ward	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, 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 (m<sup>2</sup>)</b>	13000
<b>Proposed housing units</b>	987

## 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%)  Surface water flooding: 2% lies in a 1 in 30 year event  2% lies in a 1 in 100 year event  5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands, 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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland

Issue	Assessment	Comments
		<p>Chalklands</p> <p>The site has a largely open character making it clearly visible from most areas. The sheer size of this site would merge both village ends and result in an out of scale proposal. Intimate village character would therefore adversely be affected.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any residential development above 100 units or industrial floorspace over 1000m<sup>2</sup> will require consultation with Natural England. River Cam County Wildlife site is 15m from site boundary, with associated woodland/ecologically valuable habitat and potential for protected species. Potential for impacts from light spill, construction impacts and drainage. Habitats mostly likely to be of relatively low ecological value (arable and young woodland) although boundary hedgerows may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings in west of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of 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>Development of the site could have a detrimental impact on the setting of the conservation area to the north and the listed mill and associated river landscape, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in a landscape of prehistoric archaeology

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on A505 and associated junctions.</p> <p>Need for new Passenger Transport provision and links to stations at Whittlesford Parkway (GCP masterplan).</p> <p>Need for high quality sustainable links.</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 in regard to odour/ light pollution after careful site layout, design and mitigation.</p>

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 80% Grade 2; 20% Grade 3  3% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH7; WH8; WH10; WH6  Very High; High; Moderate High

### Available (Outcome = Green)

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



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

**Achievable (Outcome = Green)**

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

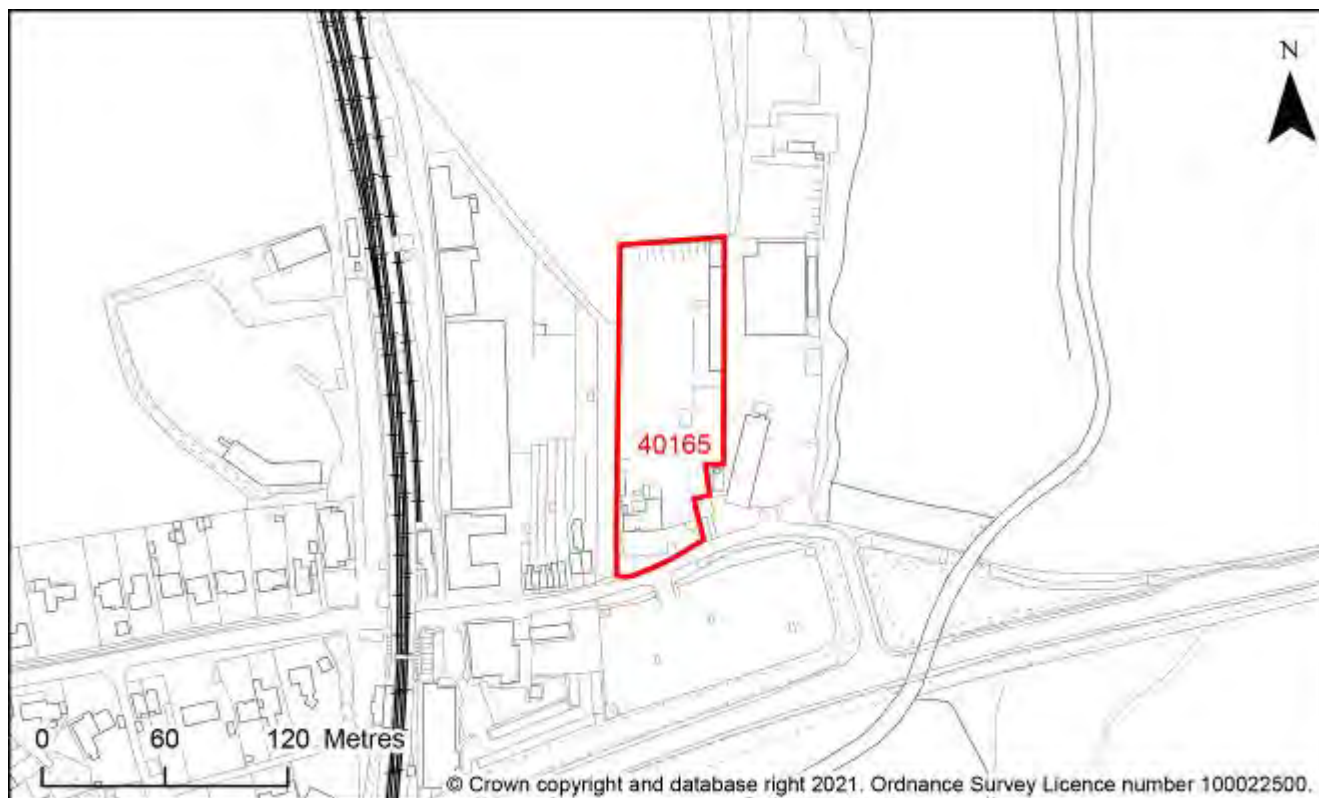
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	987
Estimated employment space (m <sup>2</sup> )	13000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# Whittlesford Highways Depot, Station Road, Whittlesford, CB22 4WL

**Site Reference: 40165**

**Map 671: Site description - Whittlesford Highways Depot, Station Road, Whittlesford**



## Site Details

Criteria	Response
Site area (hectares)	0.76
Parish or Ward	Whittlesford 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, Public open space

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

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	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 with a strong rural character. The site is brownfield and is currently hardstanding with a semi enclosed character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA  The site has a partially enclosed and partially open character making it clearly visible from some

Issue	Assessment	Comments
		areas. Residential development is appropriate here when considering the adjacent residential properties in the west but this site also surrounds heavy commercial use and the site must be therefore be protected from the existing effects. All site boundaries would need to be strengthened for mitigation purposes, namely the eastern and southern boundaries.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are 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 Scheduled Monument</p> <p>Potential impact on the important Chapel of the Hospital of St John the Baptist which is a Scheduled Monument. 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 to the north of the Scheduled Chapel of the Hospital of St John
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: 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	Amber	<p>Brownfield site, contamination expected, conditions required</p>

## Further constraints

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

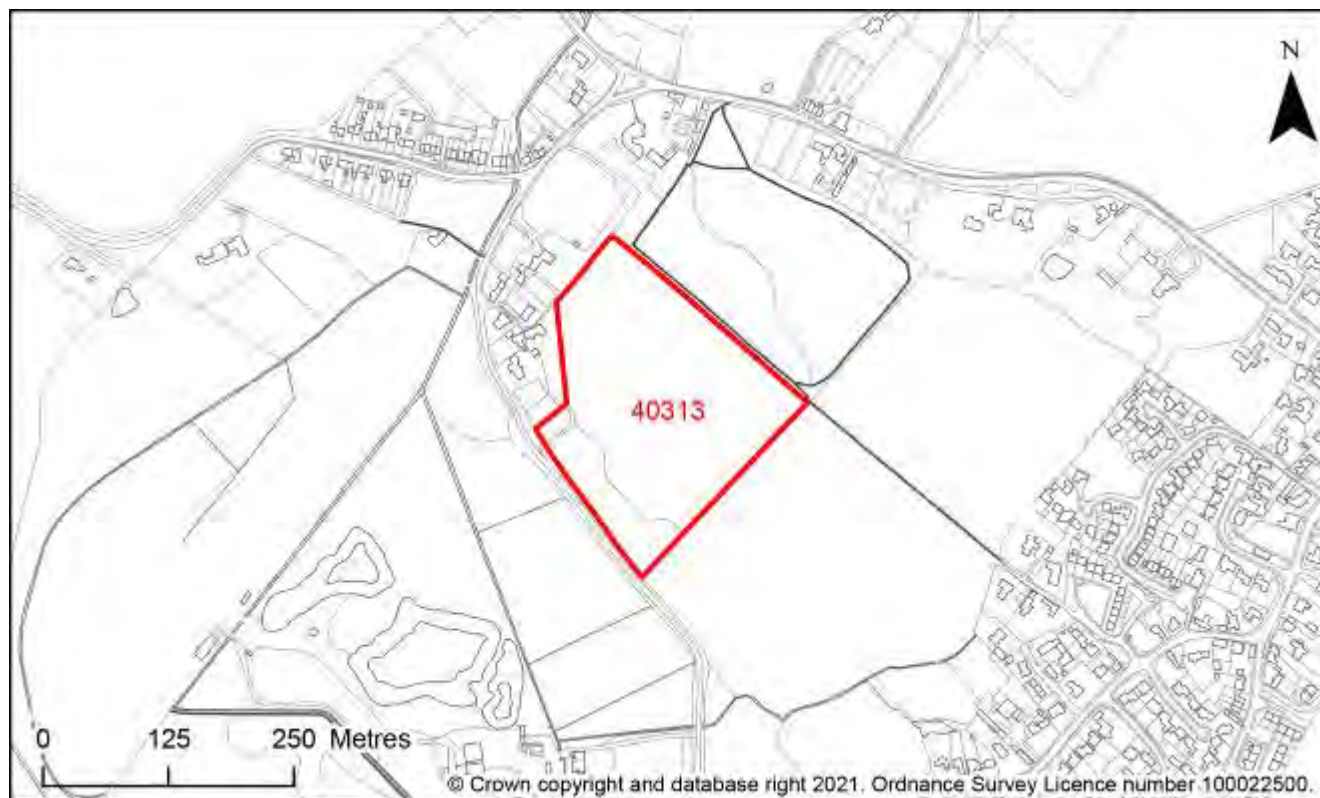
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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 to the north-west of Whippetree Road, Whittlesford, CB22 4PD

**Site Reference: 40313**

**Map 672: Site description - Land to the north-west of Whippetree Road, Whittlesford**



## Site Details

Criteria	Response
Site area (hectares)	4.81
Parish or Ward	Whittlesford 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



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	165

## 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  1% lies in a 1 in 100 year event  5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  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

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA</p> <p>Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape. The site is of a scale that would be out of character with the village. It does not relate well the village, located well to the west of the heart of the village, and sandwiched between M11 and Hill Farm Road.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any residential development above 50 outside of current urban area will require consultation with Natural England. The site is adjacent to the Middle Moor CWS which is designated for its habitat mosaic, including woodlands, grassland, and open water. 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>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>Any development of this area would need to take into account the adjacent heritage asset and any impact it may have on that.</p>
Archaeology	Amber	<p>Located in the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located 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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any</p>

Issue	Assessment	Comments
		<p>committed/allocated sites at local junctions and the M11, which currently experiences queueing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	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	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of	-	Parcel ID: WH18

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	104
Estimated employment space (m <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 on the north side of Newton Road, Whittlesford, CB22 4PF

Site Reference: 40314

Map 673: Site description - Site on the north side of Newton Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	16.91
Parish or Ward	Whittlesford 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

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	575

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 100 year event  2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.  District Character Area: The Chalklands  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 AND GRANTA



Issue	Assessment	Comments
		<p>TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA</p> <p>Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Any residential development above 10 outside of current urban area will require consultation with Natural England. The site is less than 100 m from Whittlesford – Thriplow Hummocky Fields SSSI, designated for the presence of a nationally rare grass poly <i>Lythrum hyssopifolia</i> which occurs in shallow depressions along with the nationally uncommon fairy shrimp <i>Chirocephalus diaphanus</i>. The site lies adjacent to ditches and watercourses along the northeast boundary which will require survey 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	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	<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 a landscape of prehistoric archaeology</p>



Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located 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 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>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	<b>Green</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. The site is capable of 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, including buildings. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 87% Grade 2 76% lies in an EA Source Protection Zone 3
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: OA7  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.

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.

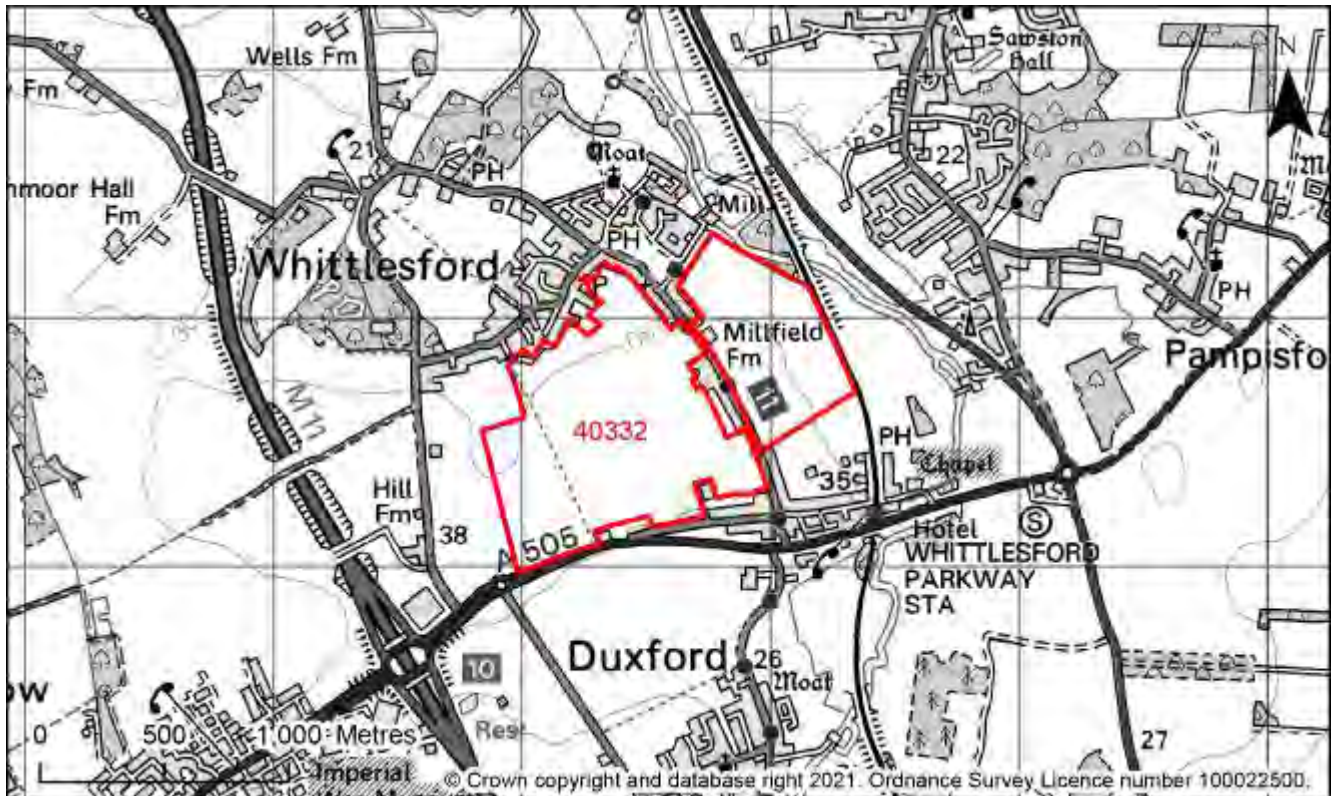
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	34
Estimated dwelling units	575
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 west and east of Duxford Road, Whittlesford, CB22 4NJ

Site Reference: 40332

Map 674: Site description - Land to the west and east of Duxford Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	109.46
Parish or Ward	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	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	1200

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (1%)  Surface water flooding: 1% lies in a 1 in 30 year event  1% lies in a 1 in 100 year event  2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  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 with a strong rural character.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p> <p>The site comprises several parcels of arable land forming an extremely large area outside the Development Framework Boundary and within the Green Belt. The sheer size of this site would merge both village ends and result in an out of scale proposal which would not replicate the rectilinear form of the settlement. Development of this site would have a significant adverse effect on the landscape setting of Whittlesford, creating a large back land development in an exposed area.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Consultation with Natural England required for development which could cause air pollution or warehousing/industry over 1000m<sup>2</sup>. Boundary hedgerows may be Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value but may support farmland bird populations. Records for great crested newt in pond within 10m. 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	<b>Green</b>	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The northern part of the site would need to be of a scale and density that is sympathetic to the village edge and Conservation Area. The impact of development could be reasonably mitigated.</p>
Archaeology	<b>Amber</b>	Located in a landscape of prehistoric archaeology

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located close to Whittlesford Parkway Station. High quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the</p>



Issue	Assessment	Comments
		<p>M11, which currently experiences queueing on the slip roads of M11 Junction 10 which is also a major accident cluster 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. The site is capable of 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>	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: 90% Grade 2; 10% Grade 3</p> <p>1% lies in an EA Source Protection Zone 2; 100% 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	<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	-	<p>Parcel ID: WH12; WH14; WH13; WH7; WH8; WH10; WH6</p> <p>Very High; High; Moderate High; Moderate</p>



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

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

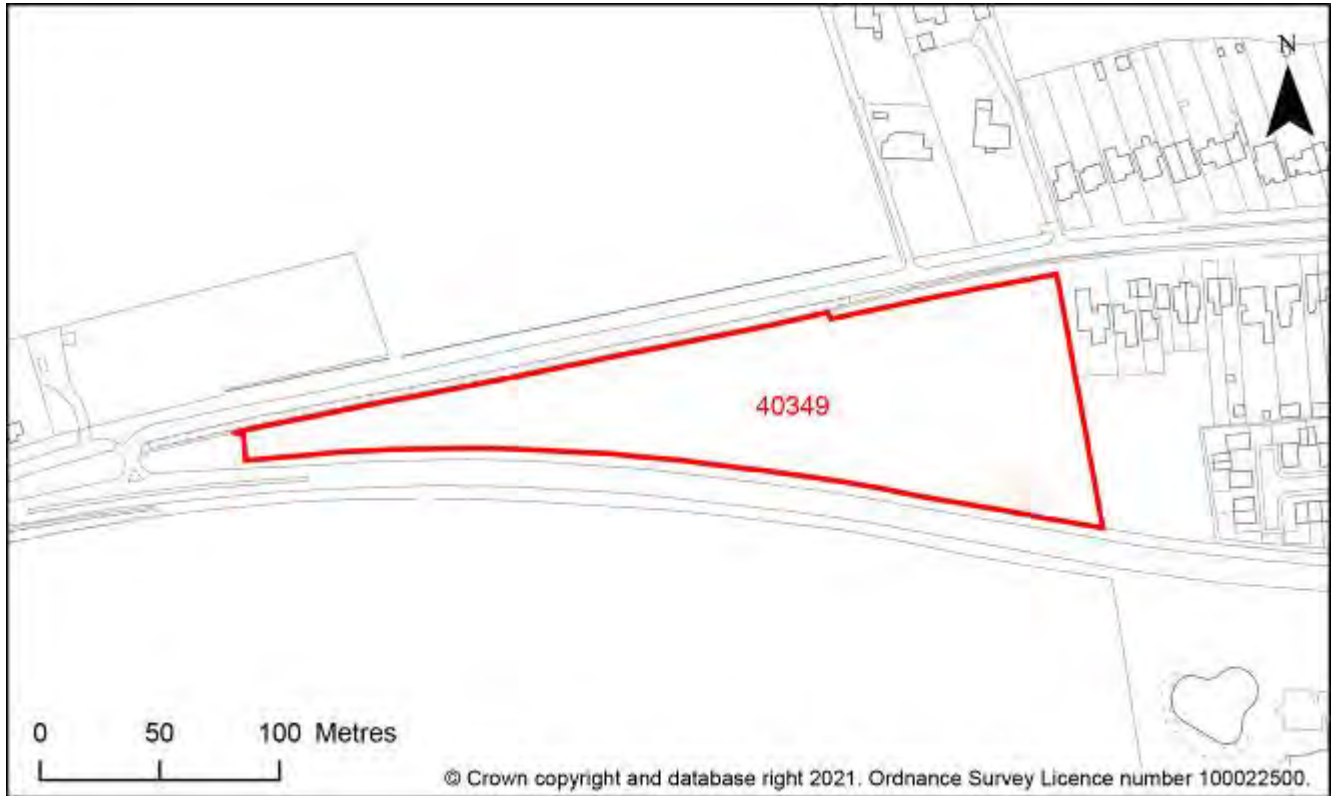
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	1200
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 south of Royston Road, Whittlesford, CB22 4NW

Site Reference: 40349

Map 675: Site description - Land south of Royston Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	1.77
Parish or Ward	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	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  Within 200m of the Cambridge Greenbelt
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 which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development throughout the site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural and open nature of the landscape. Even with a reduction in residential units the harm would be still be significantly adverse and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Boundary trees/hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value. Ponds within 100m may support great crested newt, although arable habitats likely to be of low ecological value. Impacts likely to be mitigated through appropriate scheme design.</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 and Roman pottery is recorded 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 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> <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>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of 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>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	20
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)
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0-5 Years
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# Land east of M11, Hill Farm Road, Whittlesford, CB25 9QR

## Site Reference: 40373

Map 676: Site description - Land east of M11, Hill Farm Road, Whittlesford



### Site Details

Criteria	Response
Site area (hectares)	12.83
Parish or Ward	Whittlesford 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	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	160000
<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>	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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Preservation of the rural countryside character is important. Development upon this site would have a significant adverse effect upon the landscape character and views. It would be an encroachment into the landscape, permanent and appear isolated and

Issue	Assessment	Comments
		detached from the existing commercial build located to the south. Even with landscape mitigation measures the harm would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	Amber	<p>Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, 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	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 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 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 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 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 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	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Not suggested for residential use therefore likely low traffic impact on AQMA</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Grade 2 90% 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: WH14; WH10; WH15  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.

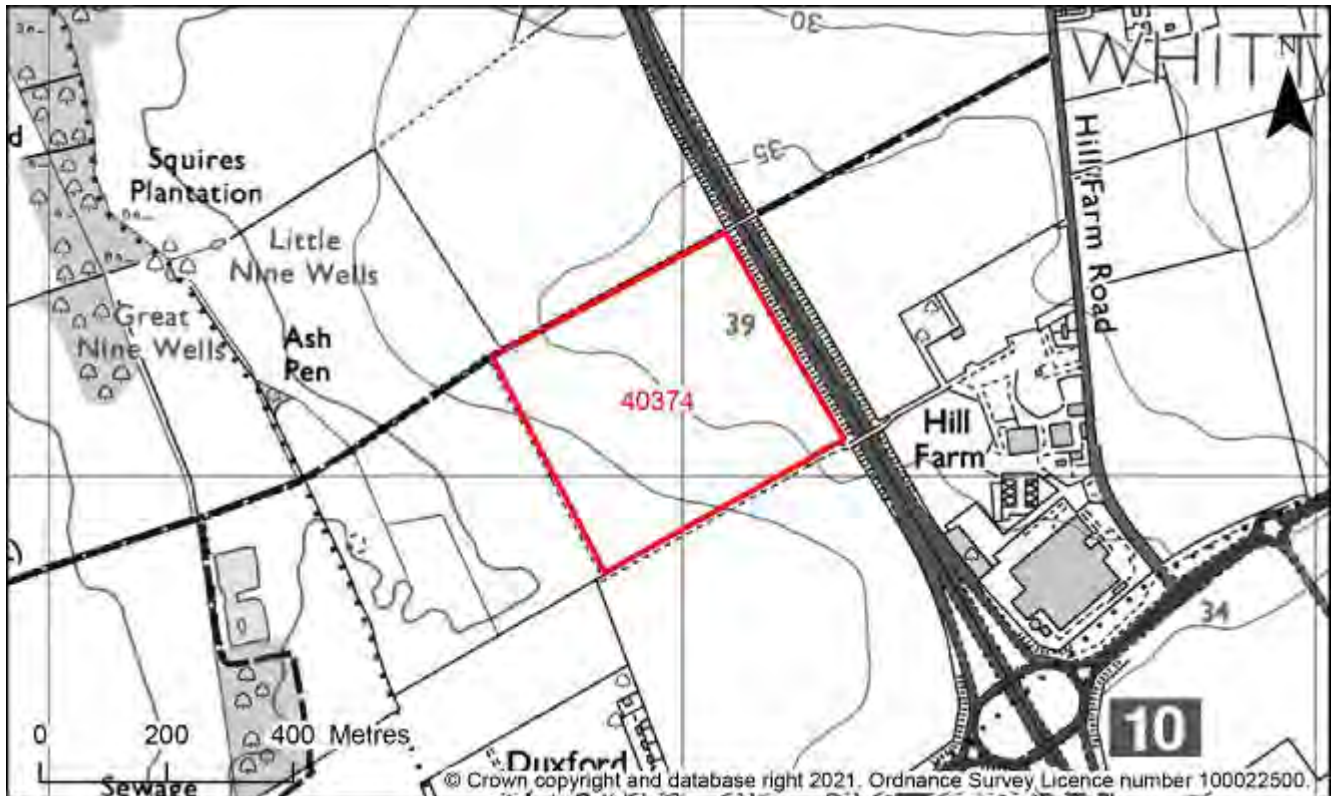
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west of M11, Hill Farm Road, Whittlesford, CB22 4FZ

Site Reference: 40374

Map 677: Site description - Land west of M11, Hill Farm Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	16.13
Parish or Ward	Whittlesford 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	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	160000
<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>	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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site has a physically enclosed but visually open character making it clearly visible from most areas. Development in this location must reflect density, pattern and character of commercial development in the existing village. Development in this location is

Issue	Assessment	Comments
		unable to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, development in this location is disconnected from the main village.
Biodiversity and Geodiversity	Amber	<p>Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, 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	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 Scheduled Monument</p> <p>Any development on the site would need to mitigate any potential harm to the setting of the Scheduled Monument and the character and setting of Duxford Airfield conservation area. This impact could be reasonably mitigated.</p>
Archaeology	Red	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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 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>Amber</b>	<p>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 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>	<p>The proposed site will be affected by road traffic noise from nearby main roads and nearby airport activities (ground operations and airborne aircraft) but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 93% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 7 - M11 South  Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE1  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> )	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at Whittlesford Walled Garden, Church Lane, Whittlesford, CB22 4NX

**Site Reference: 40420**

**Map 678: Site description - Land at Whittlesford Walled Garden, Church Lane, Whittlesford**



## Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	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	Residential, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space

<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>	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 1000 year event
Landscape and Townscape	<b>Green</b>	TPO on-site  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 with a strong rural character. This site is heavily treed giving it an enclosed character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA  The site has an enclosed character but it will be visible

Issue	Assessment	Comments
		from some areas. Development in this location must reflect density and pattern of the existing village. Development should retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, proposed development in this location could adopt the logical pattern of development concentrated along High Street, Church Lane and West End.
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 walled 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 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Harm would be caused to setting of Grade I listed church and character of the conservation area. New access point in South West corner of the could also harm setting of Grade II Lawn Cottage. The impacts cannot be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic village core to the immediate south of the medieval parish church.

Issue	Assessment	Comments
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: 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	Green	No prior history of development.

## 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	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: WH3; WH4  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, application refused (S/2675/18/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	11
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

# Wedd Joinery, 84 Duxford Road, Whittlesford, CB22 4NH

Site Reference: 40561

Map 679: Site description - Wedd Joinery, 84 Duxford Road, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	0.35
Parish or Ward	Whittlesford 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
Proposed employment floorspace (m <sup>2</sup> )	-

Proposed housing units	7
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Partially within the Cambridge Greenbelt (99%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Green	National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is atypical of the local character, it is developed land but is surrounded by the typical local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site lies outside of the Development Framework Boundary and therefore in the countryside, however, this is a brownfield site and the replacement of the factory building with residential units would not comprise an encroachment into the countryside and would be less visually intrusive when viewed from the

Issue	Assessment	Comments
		surrounding area. Development in this location should reflect the density and pattern of the existing village. Recommend an appropriate landscape strategy.
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, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology likely 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: 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>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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>

Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 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?	Yes, appeal allowed for 7 houses (20/02881/FUL)
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-

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

# Land to the northeast of Whippetree Road, Whittlesford, Cambridge, CB22 5BG

**Site Reference: 45586**

**Map 680: Site description - Land to the northeast of Whippetree Road, Whittlesford, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	3.86
Parish or Ward	Whittlesford 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, Recreation and leisure
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	75

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework 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 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	TPO on-site  National Landscape Character Area (NCA) 87: East Anglian Chalk.  Local Character: The Chalklands  The site is typical of the local character of a mostly large-scale arable landscape of arable fields with a strong rural character but it is atypical of low hedges giving it an open character, the site is well enclosed.  Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		<p>Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA</p> <p>Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is 50m from the Middle Moor CWS although impact can reasonably be mitigated through appropriate scheme design. Boundary trees, grass margins and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, arable habitats are likely to be of low ecological value, although may support farmland birds. Great crested newt records within 1km.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	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 Conservation Area</p> <p>Development of the site could have a detrimental impact on the adjoining Conservation Area but the impact could be reasonably mitigated. There would need to be a significant reduction in number to respond to the surrounding context.</p>
Archaeology	Amber	<p>Located in the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: 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>Amber</b>	<p>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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip</p>

Issue	Assessment	Comments
		<p>roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	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>100% lies in an EA Source Protection Zone 3</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: WH18</p> <p>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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

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

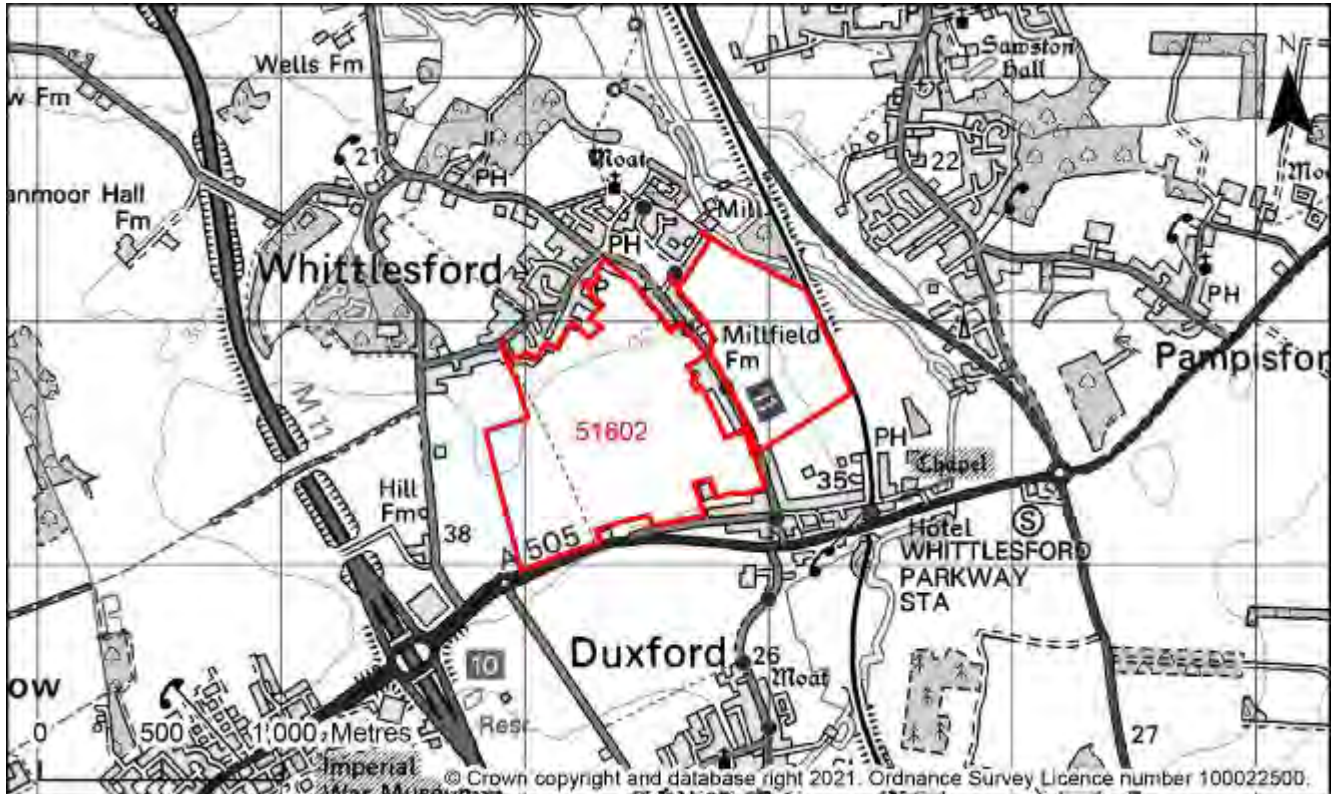
### **Development Potential**

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

# Whittlesford Railway Village, CB22 4NQ

Site Reference: 51602

Map 681: Site description - Whittlesford Railway Village



## Site Details

Criteria	Response
Site area (hectares)	109.36
Parish or Ward	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
Proposed employment floorspace (m <sup>2</sup> )	No estimate floorspace given
Proposed housing units	1200

## 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 (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	TPO on-site  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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The wider landscape setting is largely rural comprising arable parcels of land and villages close by. The parcel of land to the west of Duxford Road benefits partial from containment with large breaks in vegetation along boundaries allowing long distance views to penetrate



Issue	Assessment	Comments
		<p>the site. There are remnants of a hedgerow on site, but not enough to screen views. Parcel east of Duxford Road - There is a triangular plot of woodland which forms part of a County Wildlife Site in between the site and railway line in the north east. The site has a partially enclosed and partially open character making it clearly visible from some areas. The sheer size of this site would merge both village ends and result in an out of scale proposal. Intimate village character would therefore adversely be affected.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Consultation with Natural England required for development which could cause air pollution or warehousing/industry over 1000m<sup>2</sup>. River Cam County Wildlife Site is 15m to north. Wooded copses and boundary hedgerows may be Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value but may support farmland bird populations. 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	<b>Green</b>	<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	<b>Amber</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development on the scale proposed would result in the creation of a new village which would meet the existing. It would change the character of the area completely. Care would need to be taken on how it would affect the setting of the listed buildings which are close to the site, and the conservation area which meets the northern boundary.</p>



Issue	Assessment	Comments
Archaeology	Amber	Located in a landscape of prehistoric, Roman and medieval archaeology
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> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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

Issue	Assessment	Comments
		being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 89% Grade 2; 11% Grade 3</p> <p>2% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 - A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: WH12; WH14; WH13; WH7; WH8; WH10; WH6</p> <p>Very High; 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 mixed-use development is likely to be economically viable at an appropriate density.

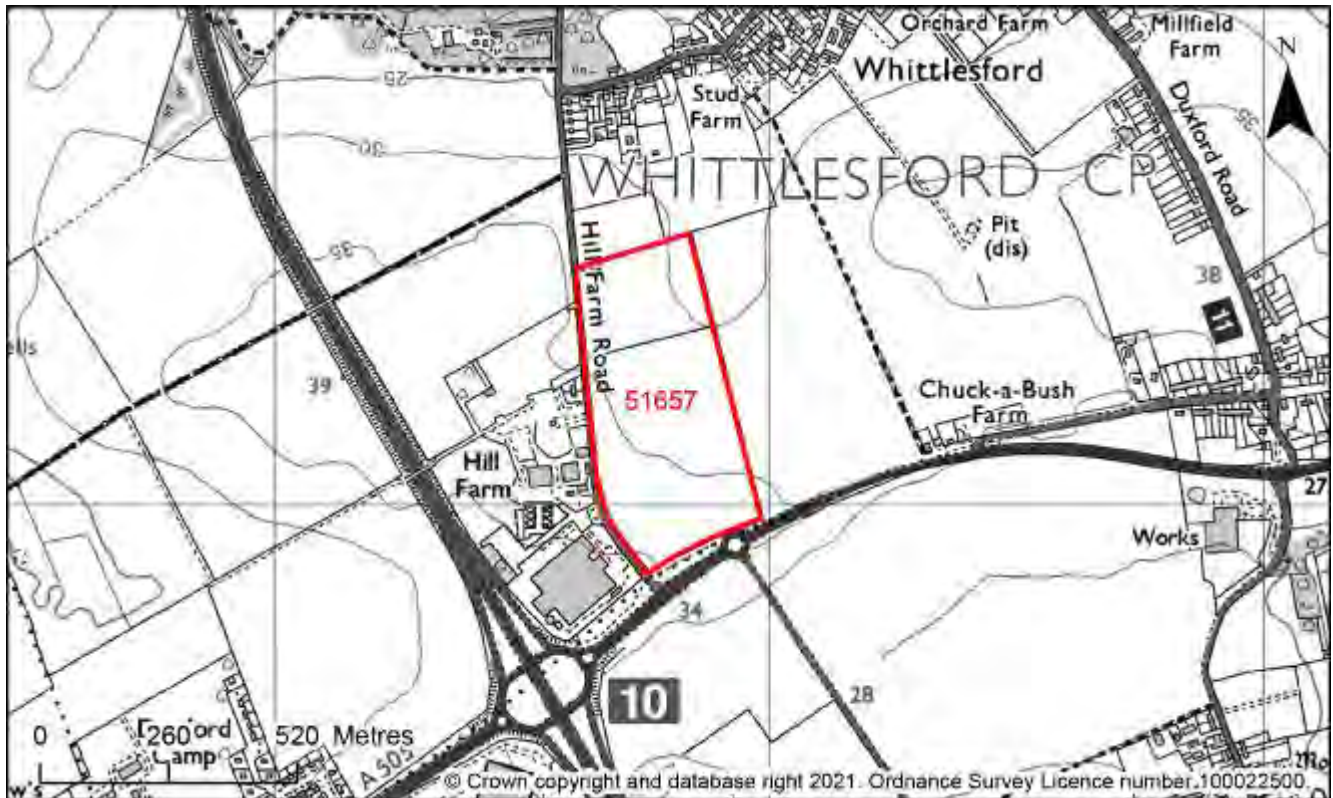
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	1200
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# Land north of A505 - Site A1 (east of Hill Farm Road), Duxford, CB22 4QR

**Site Reference: 51657**

**Map 682: Site description - Land north of A505 - Site A1 (east of Hill Farm Road),  
Duxford**



## Site Details

Criteria	Response
Site area (hectares)	16.86
Parish or Ward	Whittlesford 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	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and

	Development, Research and Development, Research and Development, Research and Development, Research and Development, Hotel
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	40000
<b>Proposed housing units</b>	495

## 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>	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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands

Issue	Assessment	Comments
		Development throughout the site with both residential and commercial build would result in a significantly adverse impact to the wide and local landscape character. Development of the site would be inappropriate due to the separation between the site and the village.
Biodiversity and Geodiversity	Amber	<p>Any warehousing/industrial developments over 1000m<sup>2</sup> floorspace, or which may result in air pollution would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. 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	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 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: 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>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based from the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Site adjacent to industrial/contaminated land. Potential for contamination, conditions required. Phase II likely.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH14; WH10  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 or non-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	495
Estimated employment space (m <sup>2</sup> )	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

# Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford, CB22 4QR

**Site Reference: 51660**

**Map 683: Site description - Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford**



## Site Details

Criteria	Response
Site area (hectares)	10.85
Parish or Ward	Whittlesford 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	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>	30000
<b>Proposed housing units</b>	-

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  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>Green</b>	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 with a strong rural character. This site is currently used for commercial use.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  Development throughout the site would have a

Issue	Assessment	Comments
		significant adverse impact to the local and wide landscape character. it would be an encroachment into the landscape, permanent and urbanisation of the existing open rural countryside. However, the site could accommodate some development, particularly in the south and south west, subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	<p>Any warehousing/industrial developments over 1000m<sup>2</sup> floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 5m<sup>3</sup>/day would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located 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 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	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>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 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>	<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	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% 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: WH14; WH15  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**

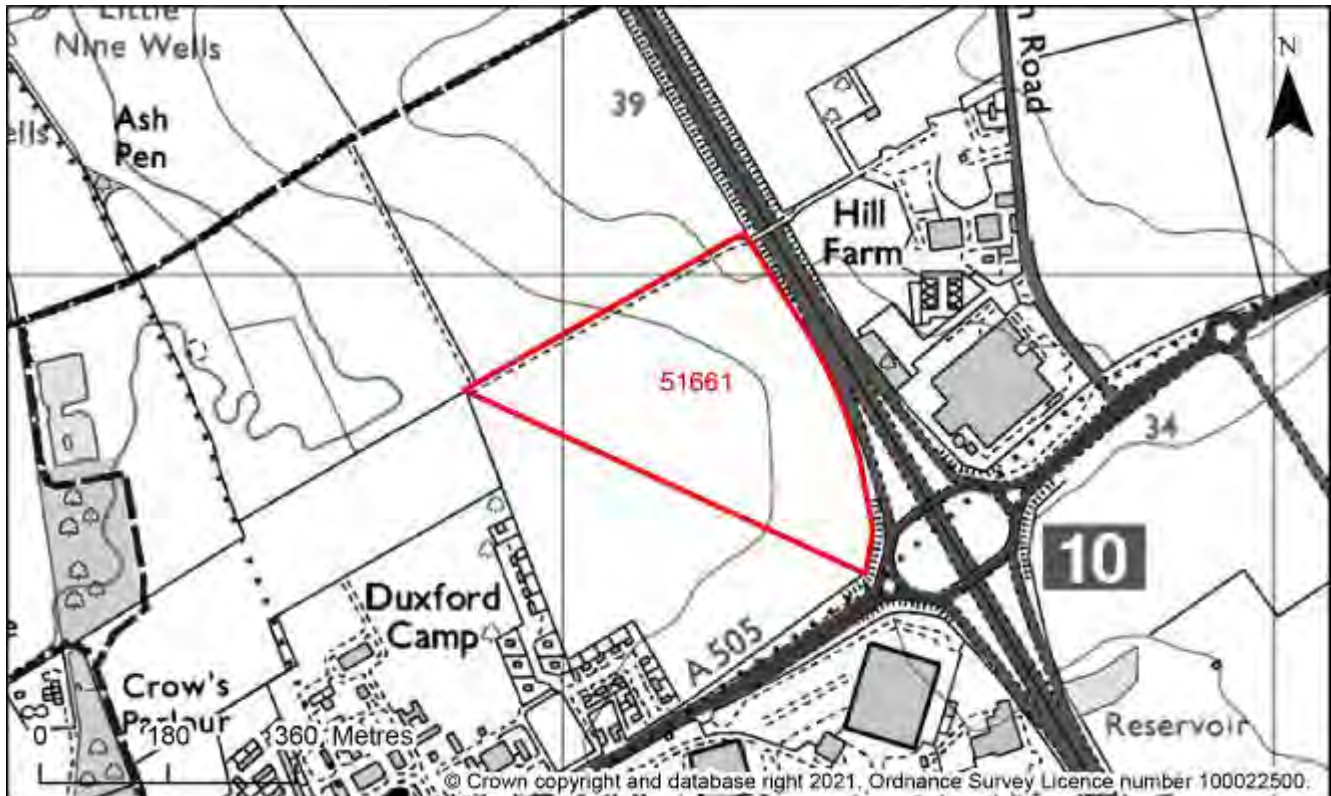
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m <sup>2</sup> )	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land north of A505 - Site A3 (west of M11 and north of A505), Duxford, CB22 4QR

Site Reference: 51661

Map 684: Site description - Land north of A505 - Site A3 (west of M11 and north of A505), Duxford



## Site Details

Criteria	Response
Site area (hectares)	12.95
Parish or Ward	Whittlesford 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	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and



	Development, Research and Development, Hotel
<b>Proposed employment floorspace (m²)</b>	30000
<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>	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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site has a visually open character making it clearly visible from areas. Development upon this site would

Issue	Assessment	Comments
		have a significantly adverse impact to the wider and local landscape character and views. It would be an encroachment into the landscape, permanent and urbanisation of the open rural landscape. Even with landscape mitigation the harm would still be significant and unacceptable.
Biodiversity and Geodiversity	Amber	<p>Any warehousing/industrial developments over 1000m<sup>2</sup> floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 2m<sup>3</sup>/day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Ability to mitigate will depend on the type of development. Hedgerows, wooded boundaries and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated 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 Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>This site and site A4 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation.</p>
Archaeology	Red	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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>

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: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>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 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>	<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	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 28% 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: HE2; HE1; HE3  Very High; Moderate High; Moderate

### Available (Outcome = Green)

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

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

**Achievable (Outcome = Green)**

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

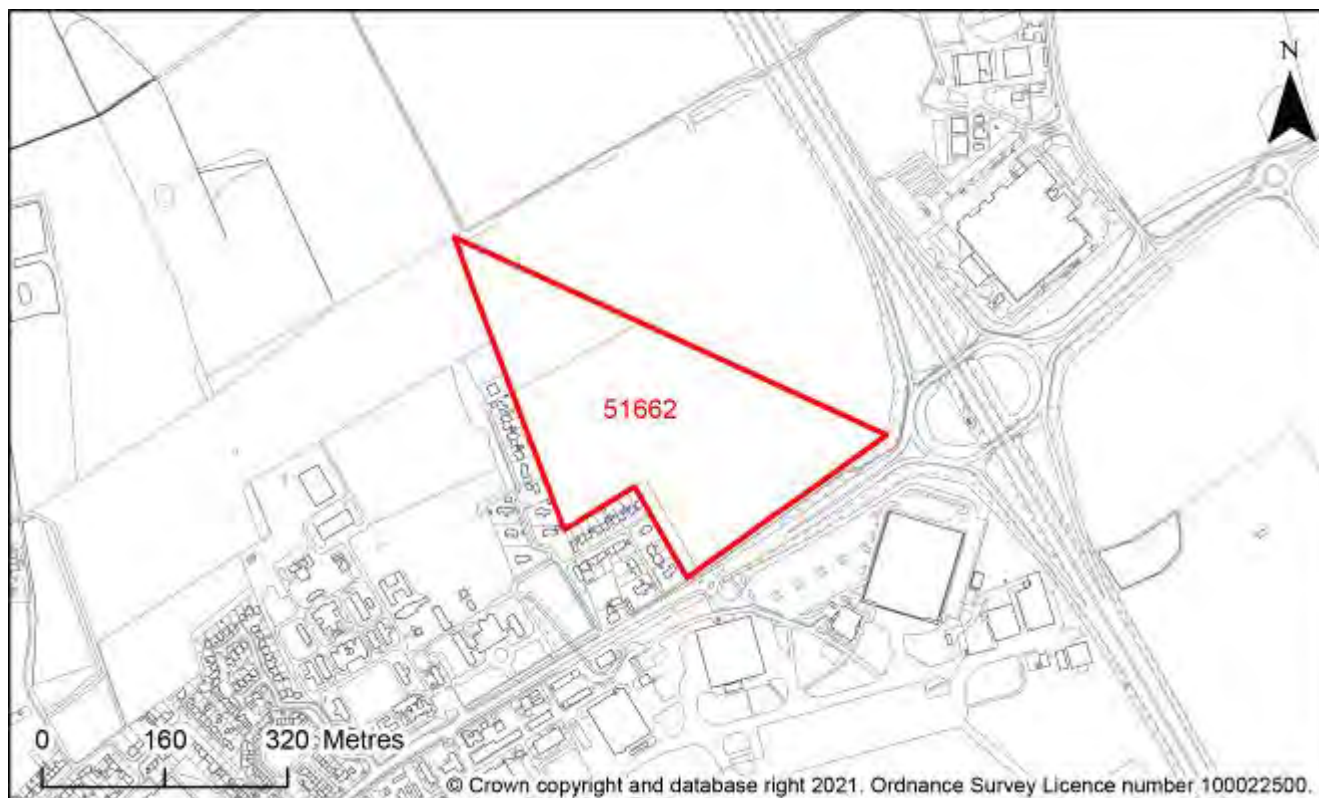
**Development Potential**

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

# Land north of the A505 - Site A4 (west of M11 and north of A505), Duxford, CB22 4QR

**Site Reference: 51662**

**Map 685: Site description - Land north of the A505 - Site A4 (west of M11 and north of A505), Duxford**



## Site Details

Criteria	Response
Site area (hectares)	10.47
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
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, Community facilities,

	Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	300

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<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 (98%)</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 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>National Landscape Character Area (NCA) 87: East Anglian Chalk.</p> <p>Local Character: The Chalklands</p> <p>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 with a strong rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands</p>

Issue	Assessment	Comments
		Development throughout the site would have a significantly adverse impact to the landscape character. It would be an encroachment into the landscape and permanent. However, with a reduction in residential properties and an extension of the existing settlement framework the harm would be reduced subject to the landscape mitigation measures.
Biodiversity and Geodiversity	Amber	<p>Residential developments over 50 dwellings, or development which may result in air pollution or discharge to ground or surface water of more than 2m<sup>3</sup>/day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Hedgerows, wooded boundaries and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>This site and site A3 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation.</p>
Archaeology	Red	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument



Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Red</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <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 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>Amber</b>	<p>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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the</p>

Issue	Assessment	Comments
		<p>M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The 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	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>72% lies in an EA Source Protection Zone 1; 97% 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 7 - M11 South</p> <p>Capacity for growth</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: HE2; HE3</p> <p>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.

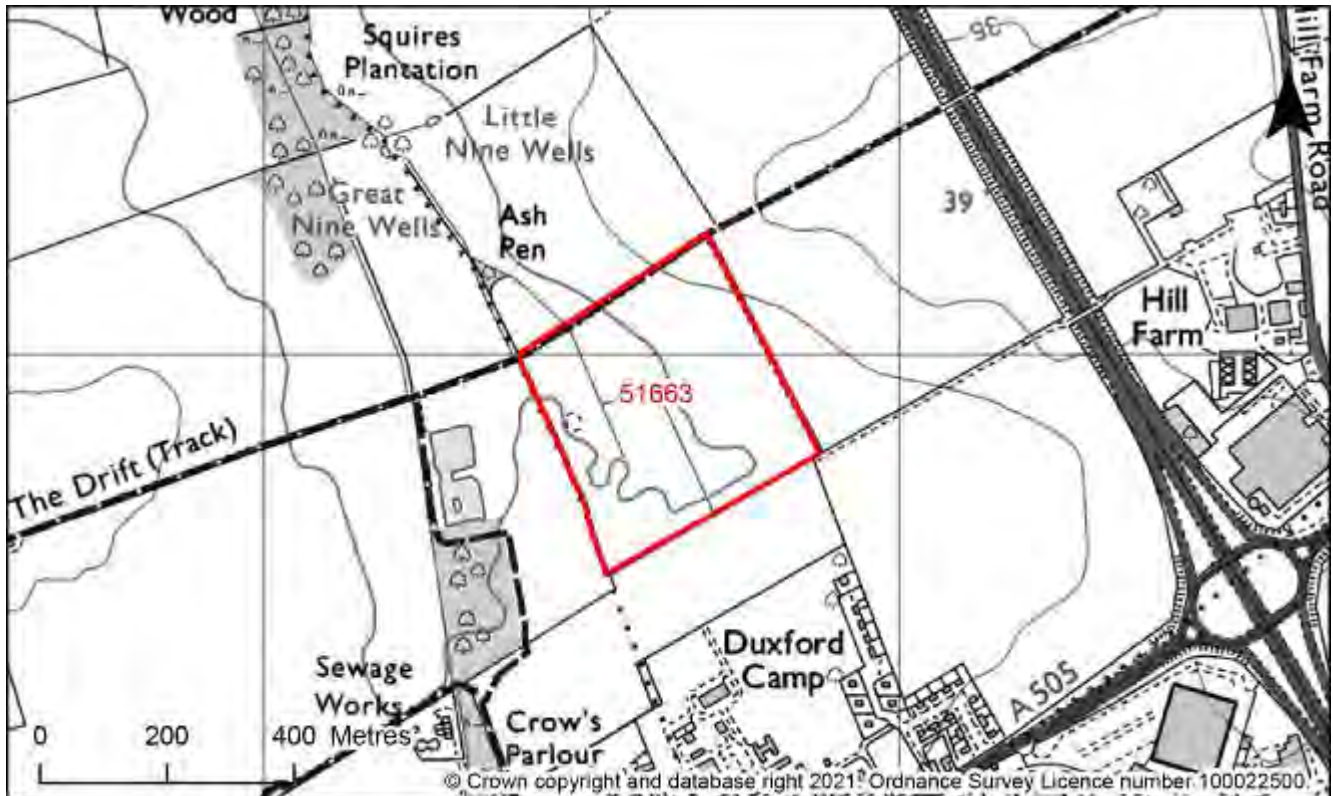
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	157
Estimated 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 the A505 - Site A5 (north of Heathfield), Duxford, CB22 4QR

**Site Reference: 51663**

**Map 686: Site description - Land north of the A505 - Site A5 (north of Heathfield),  
Duxford**



## Site Details

Criteria	Response
Site area (hectares)	13.83
Parish or Ward	Whittlesford 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

<b>Proposed development</b>	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home
<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 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 100 year event 12% 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 mostly 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 a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland

Issue	Assessment	Comments
		<p>Chalklands</p> <p>Development upon this site would have a significant adverse impact to both the local and wide landscape character and views. It would be an encroachment into the landscape, permanent and an urbanisation of the open rural countryside. Even with landscape mitigation measures the harm would still be significantly adverse and unacceptable.</p>
Biodiversity and Geodiversity	<b>Red</b>	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 311m from Thriplow Peat Holes SSSI. Drains within the site are connected to the SSSI so developing a suitable scheme with the proposed allocation would be very challenging. Hedgerows, wooded boundaries, trees, marshland 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. 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 have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Red</b>	<p>Scheduled Monument on-site</p> <p>Within 100m of a Conservation Area</p> <p>This site is on an Ancient Scheduled Monument, a Roman Settlement. A full archaeological assessment should be carried out to ascertain whether development on this land is possible.</p>

Issue	Assessment	Comments
Archaeology	Red	The site is the Chronicle Hills Scheduled Monument and is protected by statutory designation
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>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>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 there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure.</p> <p>In addition to this, the applicant must also consider the cumulative impact of the site and of any</p>



Issue	Assessment	Comments
		<p>committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site).</p> <p>Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	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 7 - M11 South</p> <p>Capacity for growth</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: HE2; HE3; HE4; TH4</p> <p>Very High; 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	15
Estimated dwelling units	208
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

**Site Reference: 52678**

[illegible]

Criteria	Response
Site area (hectares)	0.43
Parish or Ward	Whittlesford 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	Car park, Infrastructure
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m²)	-

Proposed housing units	2-5
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%)  Surface water flooding: 1% 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 AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA  A small site located to the north west of the village of Whittlesford outside the settlement framework. Wide and local views are limited due to boundary vegetation. Development upon the site would have a limited impact to the landscape character and views. With a sympathetic landscape approach the impact would be beneficial.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Red	<p>Any residential developments above 50 outside of current urban area will require consultation with Natural England. A majority of the site may contain good quality semi-improved grassland which would be classed as a priority habitat; although there does appear to be some wooded areas within the boundary. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find 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.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the adjacent Whittlesford conservation area to the south and opposite Grade II* listed Rayners Farmhouse but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located to the west of the Scheduled moat at Whittlesford Manor
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>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

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

		27% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3  Electricity sub-station on site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH1; WH18; OA7  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.

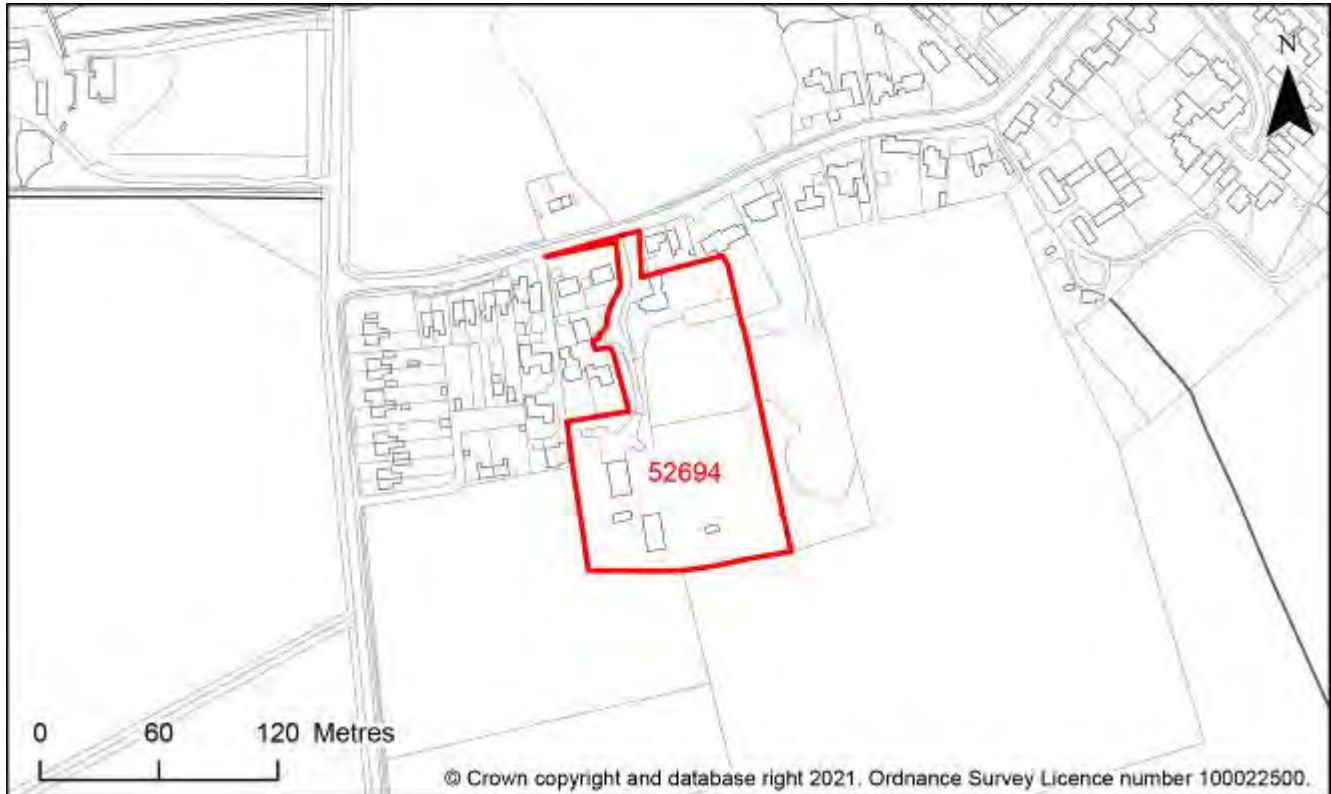
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
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

# Fosters Field, Hill Farm, Whittlesford, CB22 4NB

Site Reference: 52694

Map 688: Site description - Fosters Field, Hill Farm, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	1.29
Parish or Ward	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, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and



	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Retail
<b>Proposed employment floorspace (m²)</b>	No estimate floorspace given
<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>	Primarily outside Development Framework  Partially within the Cambridge Greenbelt (90%)
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 settlement character. The site contains scattered farm buildings and hardstandings.  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The site is located to the west of the village

Issue	Assessment	Comments
		Whittlesford both within and outside the settlement framework. Wide and local views are limited due to intervening built form and mature trees and hedgerows. Development throughout the site would have a significant adverse impact to the local landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and permanent. A reduced scheme restricted to the north of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	Amber	<p>Any large infrastructure (units over 1000m<sup>2</sup>) would require consultation with Natural England. Habitats within the site (e.g. hedgerows, Open Mosaic Habitat) may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Records for great crested newt and bats within 1km. Buildings may support roosting bats. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	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 to the south west 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>

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 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	<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 has potential for historic contamination, conditions required. Phase I likely.</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 6 - A11/M11  Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 Very High; High

## Available (Outcome = **Amber**)

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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	23
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 r/o 1 Wren Park, Whittlesford, CB22 4LY

Site Reference: 52726

Map 689: Site description - Land r/o 1 Wren Park, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	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, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Retail
<b>Proposed employment floorspace (m²)</b>	No estimate floorspace given
<b>Proposed housing units</b>	25

## 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  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>	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  The site is hard standing and an area of amenity grassland outside and abutting the existing settlement framework. Wide views are limited due to intervening vegetation and built form. However, local views are

Issue	Assessment	Comments
		medium and filtered through existing vegetation from Ditton Lane. The proposed number of units is unachievable and would have an adverse impact on landscape.
Biodiversity and Geodiversity	Amber	<p>Any infrastructure such as warehousing/industry over 1000 m<sup>2</sup>, and any general combustion processes above 20MW input 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 likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	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 west 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: 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	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 30% Grade 2; 70% Grade 3</p> <p>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: WH10  Very High; High

#### **Available (Outcome = **Amber**)**

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

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

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

#### **Development Potential**

Capacity and Delivery	Response
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Estimated dwellings per hectare	15
Estimated dwelling units	25
Estimated employment space (m <sup>2</sup> )	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land at 31 West End, Whittlesford, CB22 4LX

Site Reference: 52759

Map 690: Site description - Land at 31 West End, Whittlesford



## Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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 (96%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Red	TPO on-site  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 with a strong rural character.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  A small site located to the south of the village of Whittlesford. Wide and local views are restricted due to intervening vegetation and built form. Development throughout this site would a significant adverse impact upon the settlement character, not reflect the existing settlement characteristics and unacceptable. However, with a reduction in residential units and with landscape

Issue	Assessment	Comments
		mitigation works this harm would be reduced.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. There are potential priority habitats within the site; including grassland and woodland 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. GB</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 in the south western part of the historic 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: 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>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	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 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</p>

		network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 Very High; High

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	14

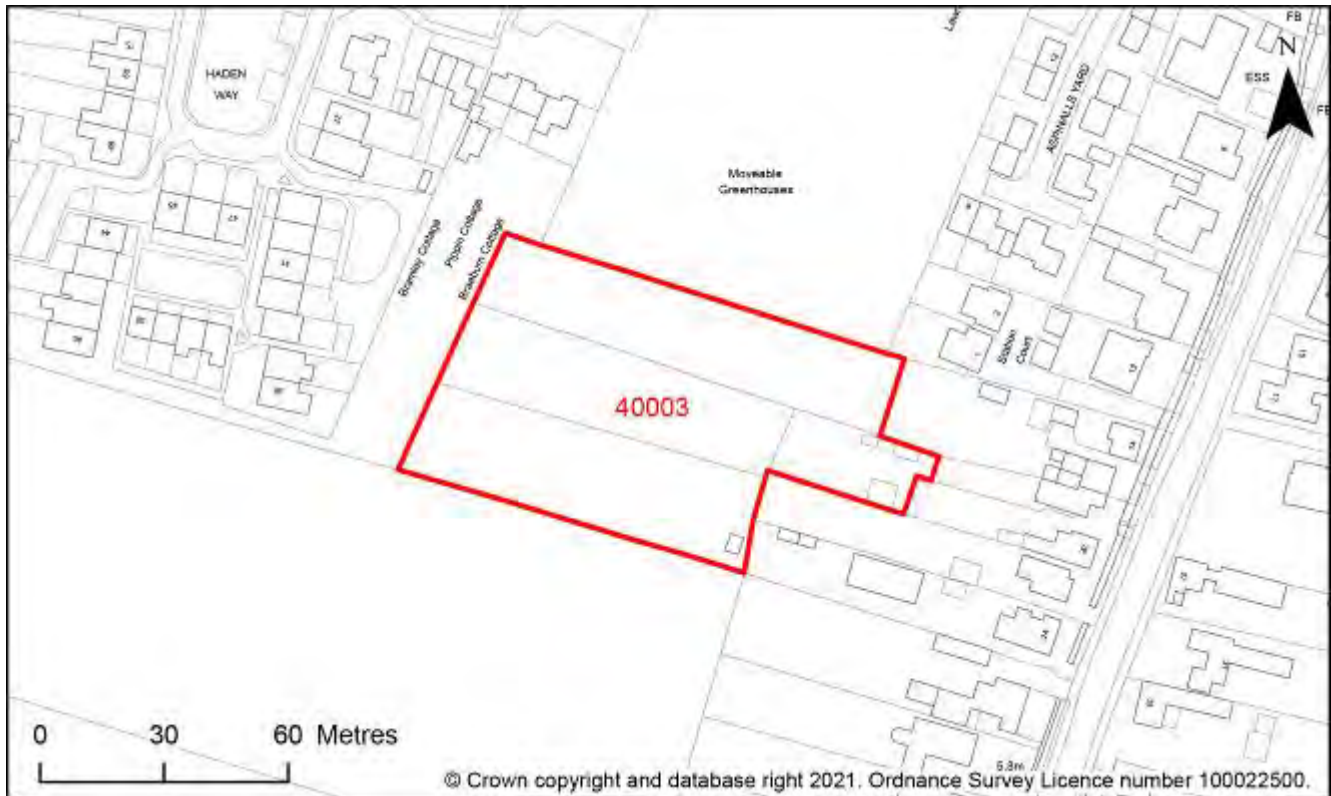


Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land west of 20 Station Road, Willingham, CB24 5HF

Site Reference: 40003

Map 691: Site description - Land west of 20 Station Road, Willingham



## Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Willingham 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	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
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	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (39%)  Partly in Flood Zone 3 (17%)  Surface water flooding: None
Landscape and Townscape	Amber	National character area 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  The site is somewhat typical, but overgrown and left to naturalise it has lost some of its agricultural quality but still contributes to some countryside character at the edge of the village  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site's location within areas of development to the east, west and north creates an opportunity for development. The southern boundary is adjacent to open countryside and would likely create a new village edge.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however there are buildings, grasslands,

Issue	Assessment	Comments
		<p>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	Roman and medieval archaeology is 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 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

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	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	Brownfield site, contamination expected, conditions required

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
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	33
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 and south-east of Ryecroft, Station Road, Longstanton, CB24 3DS

**Site Reference: 40010**

**Map 692: Site description - Land south and south-east of Ryecroft, Station Road, Longstanton**



## Site Details

Criteria	Response
Site area (hectares)	3.00
Parish or Ward	Willingham 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	Residential, 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
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	No estimate floorspace given
<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
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>12% lies in a 1 in 100 year event</p> <p>32% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>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.</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 proposed development would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots. Development would also contribute to the ribbon development and in-filing between Longstanton and Willingham, and the visual joining of the two villages along the B1050.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. There are no 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	<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 late prehistoric/Roman settlement are recorded to the north and east
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

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>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40016 - 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 and 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	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

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

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	<b>Amber</b>	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available 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 the erection of a detached dwelling (S/2102/18/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 mixed-use development is likely to be economically viable at an appropriate density.

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	33
Estimated dwelling units	100
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 west of New Farm, Station Road, Longstanton, CB24 3DS

**Site Reference: 40016**

**Map 693: Site description - Land west of New Farm, Station Road, Longstanton**



## Site Details

Criteria	Response
Site area (hectares)	3.13
Parish or Ward	Willingham 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, 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>	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
Flood Risk	<b>Amber</b>	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>12% lies in a 1 in 100 year event</p> <p>39% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>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.</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 proposed development of 100 dwellings would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots.</p>
Biodiversity and Geodiversity	Amber	<p>Any discharge to ground or surface water of more than 20m<sup>3</sup>/day would require consultation with Natural England. Site likely to be of low ecological value (arable/cultivated), although southern boundary and drains may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Buildings may support roosting bats (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No known heritage assets on or adjacent to site. Development of the site will not have a detrimental impact on designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of late prehistoric/Roman settlement are recorded to the north and 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: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>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>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40010 - The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located between Longstanton and Willingham and 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 onto 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>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>Previous agricultural land use. Potential for historic contamination, conditions required.</p>



## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Overhead telephone cables cross 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	32
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 Belsar Farm, Sponge Drove, Willingham, CB24 5JL

## Site Reference: 40179

Map 694: Site description - Land at Belsar Farm, Sponge Drove, Willingham



### Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Willingham 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	26

## 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 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Green	National character area 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  The site is generally characteristic of these Character types.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The landscape impacts for the site are low. Views to the east are long from Sponge Drove where gaps in the surrounding hedges occur however, landscape buffering will limit these views. The site is adjacent an existing allocated site within the development framework.
Biodiversity and Geodiversity	Amber	Unlikely to require consultation with Natural England unless over 50 dwellings. Habitats likely to be of low ecological value (arable) except boundary

Issue	Assessment	Comments
		<p>hedgerows/trees which may qualify as Habitats of Principal Importance/priority habitat and/or of high ecological value. Potential for bat roosts in farmhouse (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 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 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>

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	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	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?	Yes, Planning permission granted for 25 dwellings (S/3145/16/FL)
When will the site be available for development?	0-5 Years

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

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

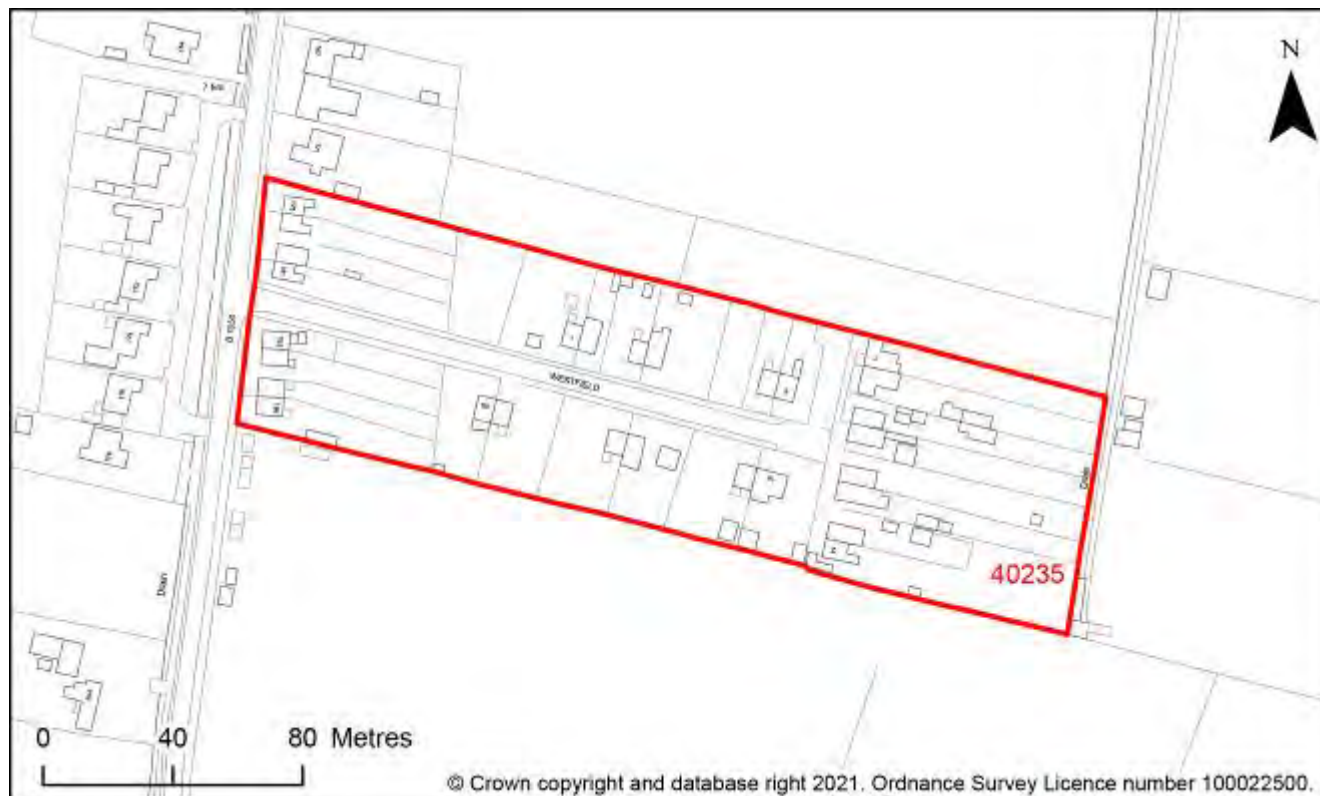
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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 Westfields, Willingham, CB24 5HQ

Site Reference: 40235

Map 695: Site description - Land off Westfields, Willingham



## Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Willingham 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, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	7



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	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>13% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National character area 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge</p> <p>The site is a typical due the already developed nature of the immediate site area, however the land beyond and surround Westfields is typical of the Edge Character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a series of individual plot areas within the boundaries of the larger Westfield development. The sites are not suitable for development due to separation from village.</p>
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal</p>

Issue	Assessment	Comments
		<p>Importance unlikely to be present. Mature trees, hedgerows, drain to east and garden ponds may have value for wildlife; otherwise likely to be of low ecological value. Mature trees and existing buildings (if impacted) may support roosting bats.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	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	Extensive cropmarks of Iron Age/Roman settlement 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 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>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: 96% Grade 1; 4% Grade 2
Strategic Highways Impact	Amber	<p>Within Highways England Zone 2 - A14 West</p> <p>Limited capacity for growth</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

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

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use 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	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land adjacent to No. 7 Westfields, Willingham, CB24 5HQ

## Site Reference: 40243

Map 696: Site description - Land adjacent to No. 7 Westfields, Willingham



### Site Details

Criteria	Response
Site area (hectares)	0.33
Parish or Ward	Willingham 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, Custom or self build housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	7

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	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>3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>National character area 88 Bedfordshire and Cambridgeshire Claylands</p> <p>District Character Area: Fen Edge</p> <p>The site is generally characteristic of these Character types.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site's adjacency to existing development reduces the potential impact the development may have on the surrounding area, but impact on the existing character of open landscape.</p>
Biodiversity and Geodiversity	Green	<p>Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal Importance unlikely to be present. Drain to east and associated vegetation may support protected/notable</p>

Issue	Assessment	Comments
		<p>species but could be retained. Otherwise likely to be of low ecological value.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive cropmarks of Iron Age/Roman settlement 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 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>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	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 1
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**



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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	7
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land south of Priest Lane, Willingham, CB24 5HZ

Site Reference: 40468

Map 697: Site description - Land south of Priest Lane, Willingham



## Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Willingham 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	Commercial/industrial, Woodland/orchard
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	50-54

## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>9% lies in a 1 in 100 year event</p> <p>20% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens.</p> <p>The District Character Area is Fen Edge</p> <p>The site is marginally anomalous of the character type due to its sense of enclosure from it's vegetated boundaries. The site doesn't allow for views in or out except where this boundary vegetation is particularly thin or in poor health.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is half woodland and the other half is enclosed densely by hedging. Development of the site would have the most impact on the section of woodland. Views to the north are long across the wide field on the north side of Priest Lane, but the low-lying nature of the land allows for landscape mitigations to be used with success. The unit numbers may be out of character for the village edges and would not allow for the retention</p>

Issue	Assessment	Comments
		of the woodland.
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 outside of current urban area will require consultation with Natural England. There are areas of woodland that have been registered on the 2014 National Forest Inventory that are likely to qualify as primary habitat, although there does appear to have been woodland clearing prior to May 2019. There are no other apparent priority habitats within the site; however, there are buildings, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	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 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: 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>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located close to the Church Street/B1050/High Street junction which has been identified for improvement due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of 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: 73% Grade 2; 27% Urban
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	54
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of Fen End, Willingham, CB24 5HZ

Site Reference: 40469

Map 698: Site description - Land north of Fen End, Willingham



## Site Details

Criteria	Response
Site area (hectares)	2.91
Parish or Ward	Willingham 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	100



## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework  Within 250m of a Mineral and Waste Consultation Area
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  27% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National character area 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  The site is generally characteristic of these Character types where they adjoin built up areas.    Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is a roughly triangular plot of land behind houses along Earith Road and Fen End. The land is somewhat open to the north but intervening vegetation prevent views of the site from the surrounding area. The site is well enclosed with housing and inset within the 'V' of intersecting roads. The site has an access point onto Fen End and would be suitable for development as impacts would be generally low.

Issue	Assessment	Comments
		Landscape buffers required.
Biodiversity and Geodiversity	Amber	<p>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, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	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 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 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 site is located close to the Church Street/B1050/High Street junction which has been identified for improvement due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	<b>Green</b>	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
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 residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	22
Estimated dwelling units	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

# Land to west of Willingham, Willingham, CB24 5EZ

Site Reference: 40548

Map 699: Site description - Land to west of Willingham, Willingham



## Site Details

Criteria	Response
Site area (hectares)	2.09
Parish or Ward	Willingham 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, Specialist/other forms of housing
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	65

## 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 250m of a Mineral and Waste Consultation Area
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (96%)  Partly in Flood Zone 3 (91%)  Surface water flooding: 2% lies in a 1 in 30 year event  4% lies in a 1 in 100 year event  61% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO  NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens.  The District Character Area is Fen Edge  The site is marginally anomalous of the character type due to its sense of enclosure from it's vegetated boundaries. The site doesn't allow for views in or out except where this boundary vegetation is particularly thin or in poor health.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site has limited views in or out. An adjacent field separates the site from an allotment garden site and

Issue	Assessment	Comments
		some additional houses. The potential density may need to be adjusted to suit the retention and enhancement of the vegetated buffers. This may also be affected by the landscape space needed to achieve adequate and suitable SUDS features.
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 outside of current urban area will require consultation with Natural England. There are waterbodies adjacent to the north and east of the site. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find 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	Iron Age, medieval and post medieval archaeology 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 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>



Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 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 close to the Church Street/B1050/High Street junction which has been identified for improvements due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of 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: 63% Grade 2; 37% Urban  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

## Available (Outcome = Green)

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

## Achievable (Outcome = Green)

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

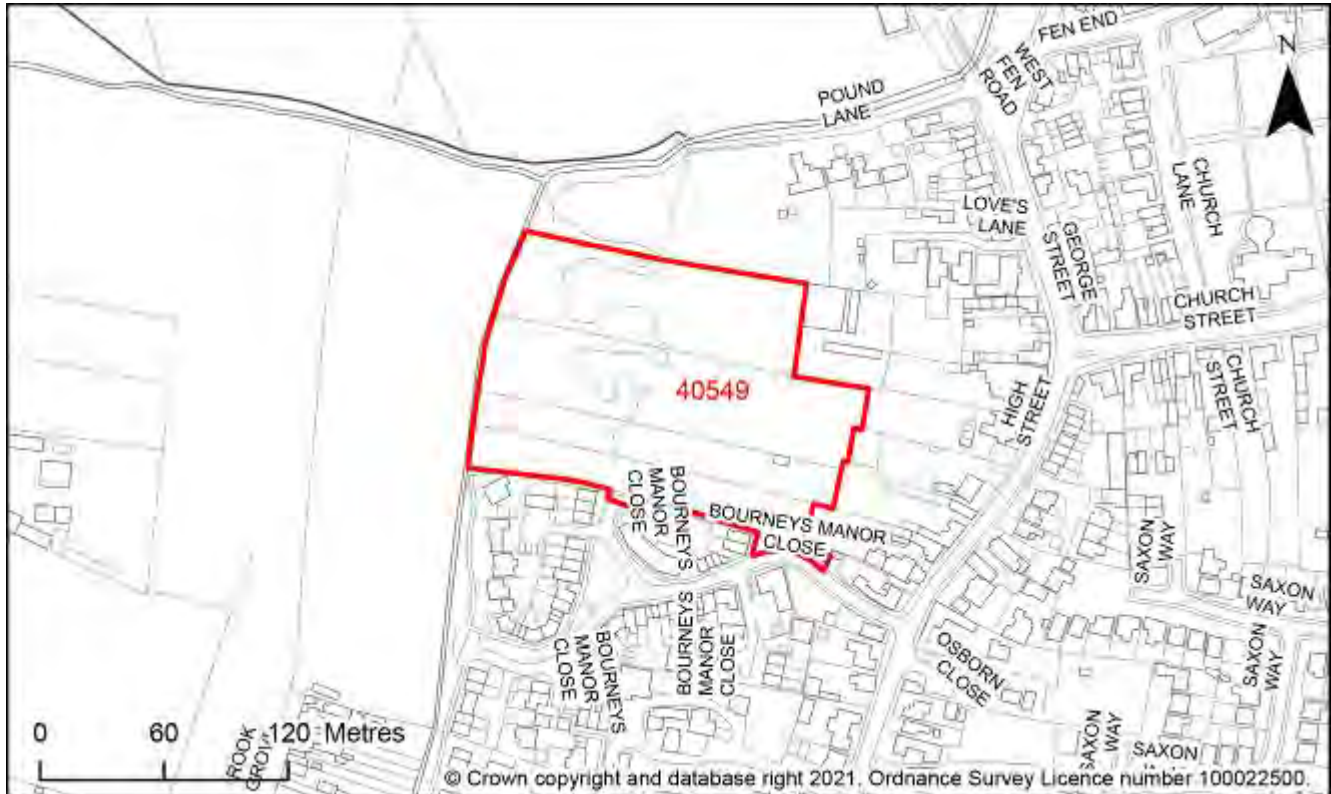
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 off Bourney's Manor Close, Willingham, CB24 5GX

Site Reference: 40549

Map 700: Site description - Land off Bourney's Manor Close, Willingham



## Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Willingham 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	Residential
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	50
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (8%)</p> <p>Partly in Flood Zone 3 (6%)</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>12% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Lies within 10m of a TPO</p> <p>NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens.</p> <p>The District Character Area is Fen Edge</p> <p>The site is atypical because it is more associated with the historic village edge and the long field pattern associated with historic village development.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is a field made up of a series of 'back gardens' associated with dwellings along the main street frontage. Over time, some back garden infill</p>

Issue	Assessment	Comments
		development has occurred which has encroached onto these spaces. Views into and out of the site are limited due to surrounding development and vegetation but additional landscape mitigation would be required.
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 western and northern boundary, grassland, wooded areas, and scrub like habitats within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated 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	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development on this site would negatively impact the Willingham Conservation Area and the setting of 12 &amp; 14 High Street, 2 High Street, and 1 George Street, all Grade II Listed Buildings. Any development on this site would compromise the historic landscape character and setting of the designated heritage assets. With the site encompassing the majority of the west CA boundary, development would block most of the remaining connection to the wider countryside and compromise the legibility of the domestic, garden, and agricultural plot pattern where it is best understood. 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	Iron Age, medieval and post medieval archaeology known in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: 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	<b>Amber</b>	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	<b>Amber</b>	<p>The site is located close to the Church Street/B1050/High Street junction which has been identified for improvements due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Urban  Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West  Limited capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

### Available (Outcome = Green)

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



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	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 to the north of Meadow Road, Willingham, CB24 5JL

## Site Reference: 51649

Map 701: Site description - Land to the north of Meadow Road, Willingham



### Site Details

Criteria	Response
Site area (hectares)	1.99
Parish or Ward	Willingham 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> )	-

Proposed housing units	No estimate given
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## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens.  The District Character Area is Fen Edge  The site is typical of the character area  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  The site is a rectangular, agricultural field, outside the Development Framework, with strong, hedgerow boundaries, including many mature trees, on all sides. Development of the site would have an intermediate effect on the landscape character of the area. The site's level of enclosure limits the impact on views. Development should be sympathetic to the rural context with landscape mitigation measures to include enhanced planting between this site and the

Issue	Assessment	Comments
		caravan/traveller site to the east. Proposed development should allow for sufficient space should also be reserved within the site for large species trees to be planted to eventually create a layered view of roofs and treetops
Biodiversity and Geodiversity	Amber	<p>Residential developments over 50 dwellings or discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological importance, but may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located 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 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	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: 90% Grade 2; 10% Grade 3
Strategic Highways Impact	Amber	<p>Within Highways England Zone 2 - A14 West</p> <p>Limited capacity for growth</p>
Employment	-	

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

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

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

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

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

### **Development Potential**

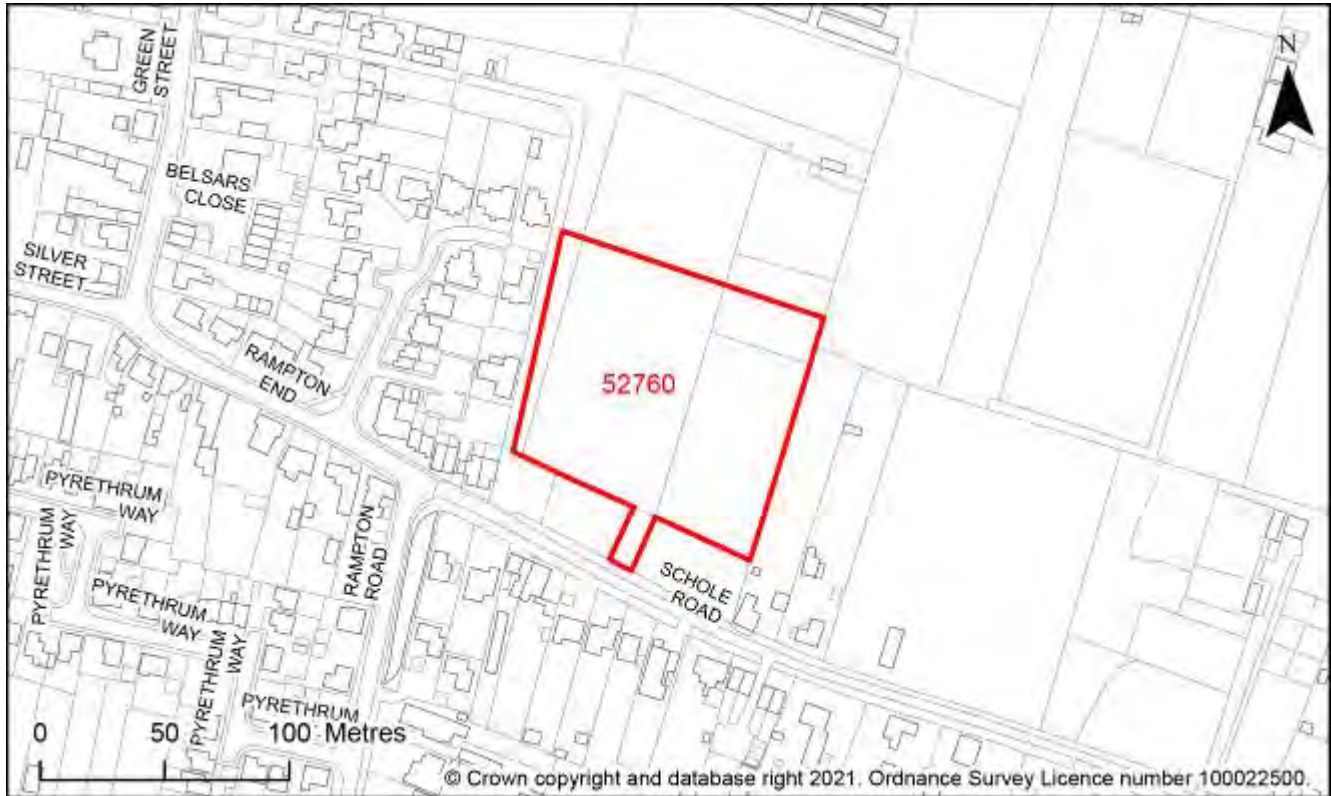
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	40
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years

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

# Land at Schole Road, Willingham, CB24 5JB

Site Reference: 52760

Map 702: Site description - Land at Schole Road, Willingham



## Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Willingham 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, 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	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National character area 88 Bedfordshire and Cambridgeshire Claylands  District Character Area: Fen Edge  The site is generally characteristic of these Character types.  Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands  This is a large site outside and abutting the development framework. Wide views are restricted due to intervening built form and hedgerows but local and amenity views are high due open nature of site to the north and west. Development upon this site would have a significant adverse impact to the wide and local landscape character, views and visual amenity. It would be an encroachment in the landscape, permanent, a removal of the open agricultural field in the countryside and detached from the settlement. Even with a reduction in residential units the harm would still be significant adverse and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the roadside hedge 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	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 side 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: 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 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	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	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 22% Grade 2; 78% Urban
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	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

# Station Road, Longstanton, CB24 3OS

Site Reference: 51720

Map 703: Site description - Station Road, Longstanton



## Site Details

Criteria	Response
Site area (hectares)	2.48
Parish or Ward	Willingham CP; Northstowe 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, Education/community
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	80-100
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## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>6% lies in a 1 in 100 year event</p> <p>21% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge</p> <p>The site is typical of the landscape character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands</p> <p>The site is both allotments and open grass land with hedgerows bordering its boundaries. The Busway runs along the southern edge of the site. Wide and local views are limited due to low lying topography and intervening vegetation. Development through the site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape, permanent and an urbanisation of the rural landscape.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Discharge of more than 20m<sup>3</sup>/day would require consultation with Natural England. Boundary hedgerows 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 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 in a landscape of intensive and extensive activity including a substantial Roman settlement to the south west and cropmarks of enclosures 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> <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
		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 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.  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	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	29
Estimated dwelling units	71
Estimated employment space (m <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 Orwell Grange, Wimpole, SG8 5QE

Site Reference: 40086

Map 704: Site description - Land at Orwell Grange, Wimpole



## Site Details

Criteria	Response
Site area (hectares)	2.60
Parish or Ward	Wimpole CP; Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	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>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.</p> <p>The boundary with NCA area 87 – East Anglian Chalk is close to the south of the site, and there are wide views across the site to the rolling down land.</p> <p>District Character Area: Western Claylands landscape character area, and the general description of landscape features accords with the national character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands</p> <p>The site is a triangular part of a large agricultural field on the eastern edge of Wimpole Village. Partial development may be possible but the proposed 48</p>

Issue	Assessment	Comments
		development would be overdevelopment appear incongruous, isolated and exposed in the landscape, and It would impact negatively on the entrance road to Wimpole Park and Hall.
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC, including assessment of increased visitor pressure on nearby SSSI/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.</p> <p>Development of the site may have a detrimental impact on a designated 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 medieval and post medieval activity including a moar rto the south west and a trackway 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> <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>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	-	<p>Agricultural Land Classification: 83% Grade 2; 17% Grade 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</p>

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

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

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

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	28

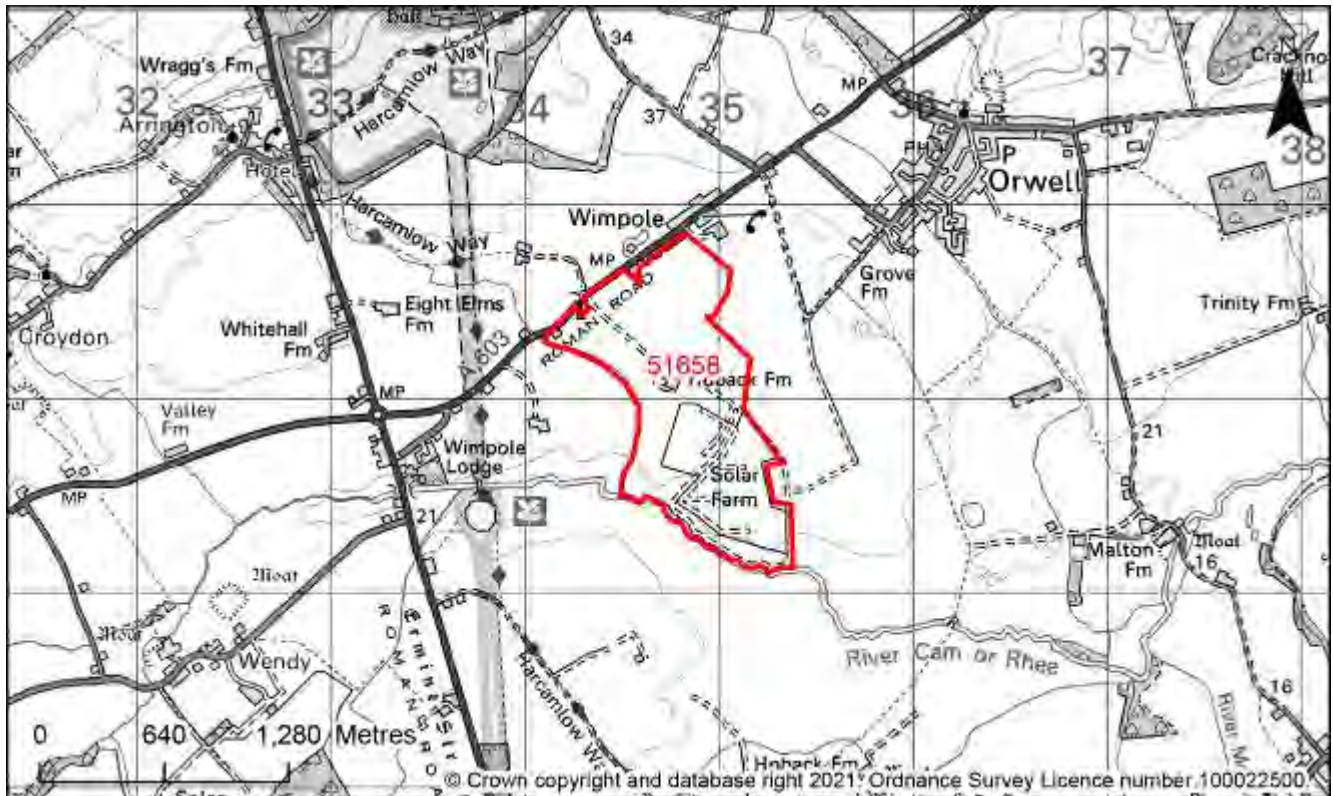
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Hoback Farm, south of Cambridge Road, Wimpole, SG8 5QD

Site Reference: 51658

Map 705: Site description - Land at Hoback Farm, south of Cambridge Road, Wimpole



## Site Details

Criteria	Response
Site area (hectares)	106.25
Parish or Ward	Wimpole CP; Orwell CP; Whaddon 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	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, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	27000
<b>Proposed housing units</b>	2900-3150

## 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 (3%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>7% lies in a 1 in 100 year event</p> <p>21% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: Western Claylands</p> <p>The site is typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland</p>

Issue	Assessment	Comments
		<p>Farmlands</p> <p>The site would have a high magnitude of impact on the landscape in this area. The views across the site are expansive and very open. The setting of the Wimpole Avenue and Wimpole Hall would be affected by the presence of development in this area. Development would harm the existing character of the site in an unalterable way. The village of Wimpole would be overwhelmed by a new development in this area and lose its current character and it is questionable if the village could withstand expansion within the directly adjacent land.</p>
Biodiversity and Geodiversity	<b>Red</b>	<p>Within 200m of a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact on nearby SSSIs/SAC. All planning applications would require consultation with Natural England. Site is 2.2km from Eversden and Wimpole Woods Special Area of Conservation, designated for internationally important barbastelle bat populations. The site is likely to be within the core foraging zone and so the proposed allocation is likely to be unachievable without significant impact on the SAC population, contrary to the Habitats Regulations. Given that habitats on site are most likely low value for barbastelle bats, a smaller scale allocation with additional habitat creation for the species may be possible if very sensitively designed (including lighting), also depending on Natural England's view. The River Cam County Wildlife site forms the southern boundary of the site; direct and indirect (recreational) negative impacts on the CWS would need to be avoided. Hedgerows, wooded boundaries, watercourses and trees may qualify as Habitats of Principal Importance/be of high ecological value and may support protected and notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).</p> <p>Development of the site would 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>

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>Listed Asset on-site</p> <p>Development of the site would impact on the setting of the Grade II listed building; however, this impact may be mitigated with appropriate layout, form and massing, keeping an appropriate buffer around the listed building.</p>
Archaeology	Amber	Evidence for late prehistoric and Roman settlement is recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, community centre and Local centre/employment provision</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	<b>Amber</b>	<p>This large scale development is located in a rural location with limited existing sustainable transport links. In order for this development to be delivered, the applicant must implement major sustainable transport infrastructure to enable walk/cycle/public transport to the site. Without these links, the Highway Authority cannot support the development as it will not be policy compliant. If a planning application were to be submitted the applicant would need to undertake a cumulative assessment on 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 road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	<b>Amber</b>	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	<b>Amber</b>	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 3</p> <p>Gas pipeline crosses or is within the site</p> <p>Whole site or part of the site is within a Gas site</p> <p>Watercourse crosses the site</p>
Strategic Highways Impact	<b>Amber</b>	<p>Within Highways England Zone 10 - South West</p> <p>&gt; 2,000 dwellings / 5,000m2 employment – Limited capacity for growth</p>
Employment	-	

Green Belt – Assessment of 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 the construction of a solar PV development (but does not address proposals in this submission) (S/0155/13/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 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	3150
Estimated employment space (m <sup>2</sup> )	27000
Estimated start date	0-5 Years

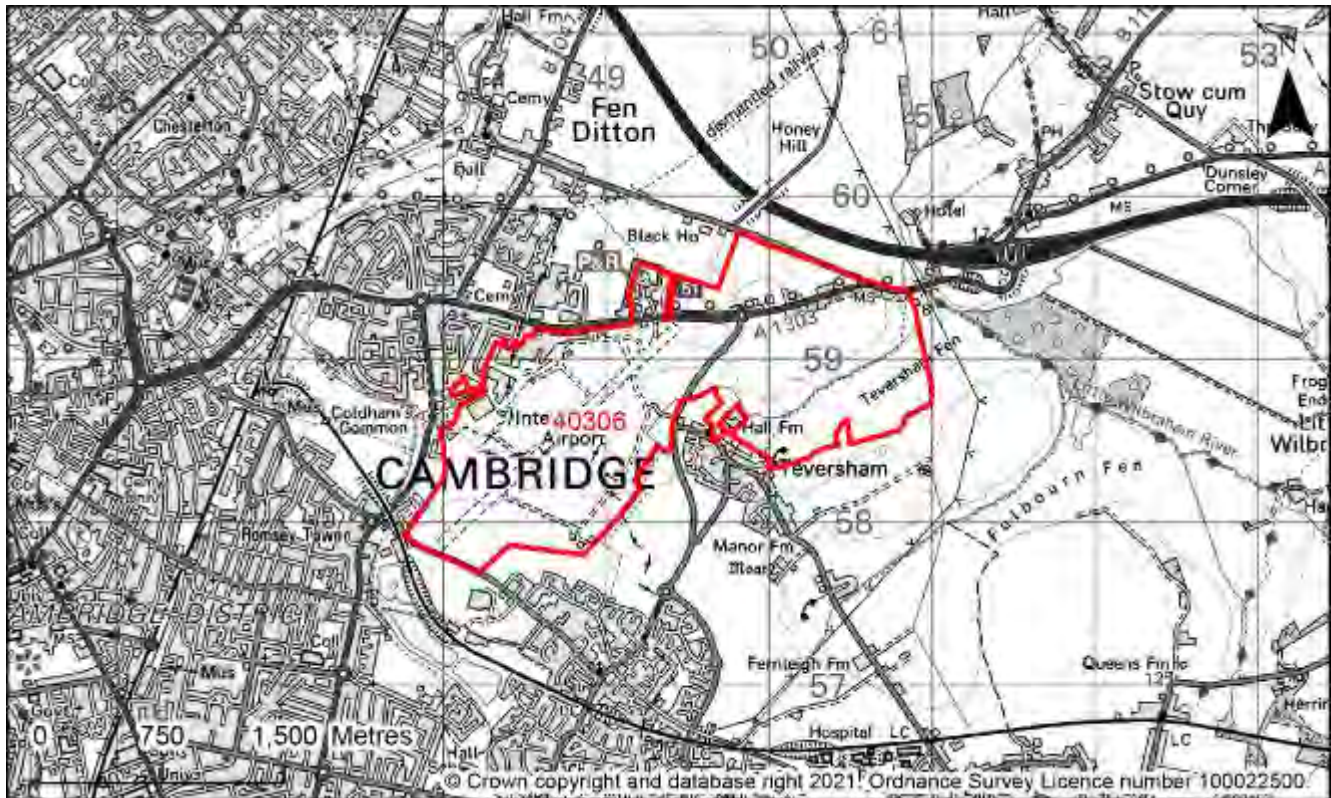
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge, CB5 8RX

**Site Reference: 40306**

**Map 706: Site description - Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge**



## Site Details

Criteria	Response
Site area (hectares)	331.28
Parish or Ward	Fen Ditton CP; Teversham CP; Cherry Hinton; Romsey; Abbey
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 Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student



	accommodation, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	566709
<b>Proposed housing units</b>	12000

## 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>	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 20m of an Area of Major Change/Opportunity Area</p> <p>Within or Partially within a Protected Industrial Site</p> <p>Partially within the Cambridge Greenbelt (56%)</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p> <p>Within or Partially within an Aerodrome</p>

Issue	Assessment	Comments
Flood Risk	<b>Amber</b>	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Partly in Flood Zone 3 (3%)</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>11% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>The site lies at a convergence of three National Character areas. The majority of the site west of Airport Way falls into 88 Beds and Cambs Claylands, east of Airport way falls into 87 East Anglia Chalklands. To the north of the site, though not encroaching on the site itself is 46 the Fens. 88 and 87 are mostly represented within the site, though the areas within the Cambridge boundary have been altered enough to be considered as urban conurbation.</p> <p>Areas outside the Cambridge City Boundary fall into Chalklands designation within the District Design Guide</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>This site proposal includes land beyond the safeguarded area, to the east of Airport Way, and to the north of Newmarket Road. Currently the land in these two parcels contribute to the buffering between the A14 and the edge of Cambridge. Buffer landscapes between development and motorways is essential to protecting the setting of the city and to achieving better quality development. By extending development to the east of Airport Way would expose long views from the east to additional impact. To the north of Newmarket Road, High Ditch Road could become the new edge of Cambridge. The potential transition in this area could be stark if not designed sympathetically. To the south and east of Newmarket Road and Airport Way, the impact is higher. The landscape here provides not only the a setting and buffer for Cambridge but also separates Teversham from becoming engulfed by development and amalgamating with Cambridge. Newmarket Road, east of the Airport Way roundabout is very heavily used commuter route, linking the A14 to the east and the B1102 to the northeast with Cambridge. The site proposes potential development on both sides of the</p>

Issue	Assessment	Comments
		road, which would unalterably change this approach to the City. The Marshall's Airport site includes an area of green belt safeguarded from the previous green belt release which must be retained to enable the green link which connects the wider countryside with the centre of Cambridge via the series of green spaces (Eastern Green Corridor as defined in the Cambridge LCA) which include Coldham's Common and Stourbridge Common to the River Cam.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There appears to be an area designated as Cambridge East Country Park within the boundary of the site. There does not appear to be any infrastructure associated with such areas; however if this area is a Country Park it may provide a reason for a principle objection to a development of size and scope proposed (RED). If there is no such area designated within the boundaries then the site should be acceptable with appropriate mitigation (AMBER). The eastern boundary of the site lies opposite the Airport Way CWS, which has been designated for its population of rare plants. There are numerous wooded areas within the boundary that are registered on the 2014 National Forest Inventory and may be classed as priority habitat. Quy Water runs along the southern boundary and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, ditches, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p>

Issue	Assessment	Comments
		<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Within or Partially within Informal Open Space</p> <p>This site has various designations. Development in accordance with Cambridge East Local Plan policies is acceptable. Development on Green Belt in principle not acceptable.</p>
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 the setting of Barham Hall on the opposite side of the road, but the impact could be reasonably mitigated with appropriate layout and design.</p>
Archaeology	Amber	<p>Located in a landscape of known prehistoric, Roman, Saxon and medieval activity.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying district centre / superstore, health centre (4 doctors), local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site will have to consider its impact on the A11, A1307 and A505. The proposals will need to consider the conclusions of the ongoing transport study for the A505 corridor. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307, this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals and how the development can link to/facilitate it. The development will have to consider a with and without CAM scenario. Major sustainable transport infrastructure will be required to ensure a sustainable mode share to local services, and to major employment centres such as Cambridge and Babraham Research Park.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Nearby airport activities (industrial type ground operations and airborne aircraft) - The proposed site will be affected by noise from but is acceptable in principle subject to appropriate detailed design / mitigation considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations 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>Brownfield site, contamination expected, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 14% Grade 3; 3% Grade 4; 43% Non-Agricultural; 8% Urban  Watercourse crosses the site  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW7; BW6; BW2; BW3; BW4; TE2; TE1; TE3; TE4; BW5; OA3  Very High; High

## Available (Outcome = Amber)

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

## Achievable (Outcome = Green)

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

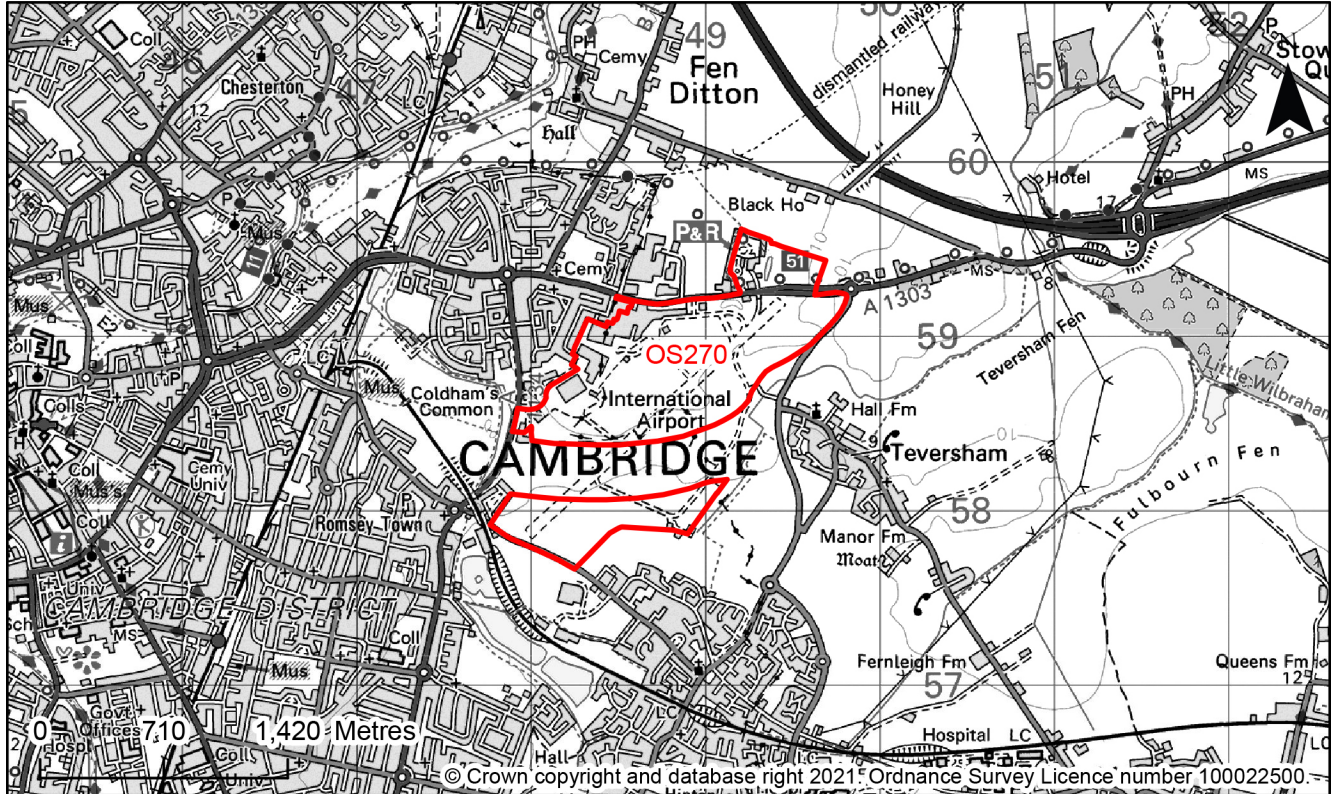
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	12000
Estimated employment space (m <sup>2</sup> )	566709
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Cambridge East, CB5 8RX Site Reference: OS270

## Map 707: Site description - Cambridge East



## Site Details

Criteria	Response
Site area (hectares)	145.42
Parish or Ward	Fen Ditton CP; Teversham CP; Cherry Hinton; Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Infrastructure
Proposed development	Mixed use, Market and affordable housing, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	
Proposed housing units	Unknown



## Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Within 20m of an Area of Major Change/Opportunity Area</p> <p>Within or Partially within a Protected Industrial Site</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p> <p>Within or Partially within an Aerodrome</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	Green	<p>TPO on site.</p> <p>Landscape Character Designations and Assessment NCA 87 East Anglian Chalk District Character Area:</p>

Issue	Assessment	Comments
		<p>The Chalklands</p> <p>The site is typical of the settlement character</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands</p> <p>The site is subject to the East Area Action Plan and the parcels of land are what remains following development of the site known as Marleigh and the small parcel west of Hatherdene Close which have already achieved planning permission and construction has commenced. The site also includes some green belt land which aids in retaining a connection between the countryside and the green corridors within Cambridge. The East Area Action plan outlines several landscape-based principles, which should adequately mitigate the impact of the proposed development. It is critical to include biodiversity principles and tree provision within any applications that are submitted going forward which may need to go beyond the current policy wording.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any residential development of more than 50 units or industrial development over 1000m<sup>2</sup> would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should achieve minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated</p>

Issue	Assessment	Comments
		or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>The scheduled moated site at the Grade II listed Manor Farm lies to the south west of the site and its setting could be affected by development of this site. The land forms a large part of the remaining rural buffer between Teversham and Cambridge. Development could adversely impact on significance of the Teversham Conservation Area. A full heritage impact assessment needed.</p>
Archaeology	Amber	Extensive evidence for Iron Age settlement 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 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p>

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>Good 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, community centre and District centre / superstore</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>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 contributions towards GCP/Strategic schemes 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, by noise from nearby airport activities (ground operations and airborne aircraft) and by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	Amber	<p>Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Very large site, contamination likely associated with existing commercial uses, conditions required</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 18% Grade 2; 63% Non-Agricultural; 19% Urban  Electricity sub station onsite  Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East  Capacity for limited growth
Employment	-	Seek to ensure the inclusion of a range of employment floorspace through any future redevelopment of the airport, for higher density and lower density uses.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW7; BW6; BW3; TE1; BW5  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?	6-11 years

## Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

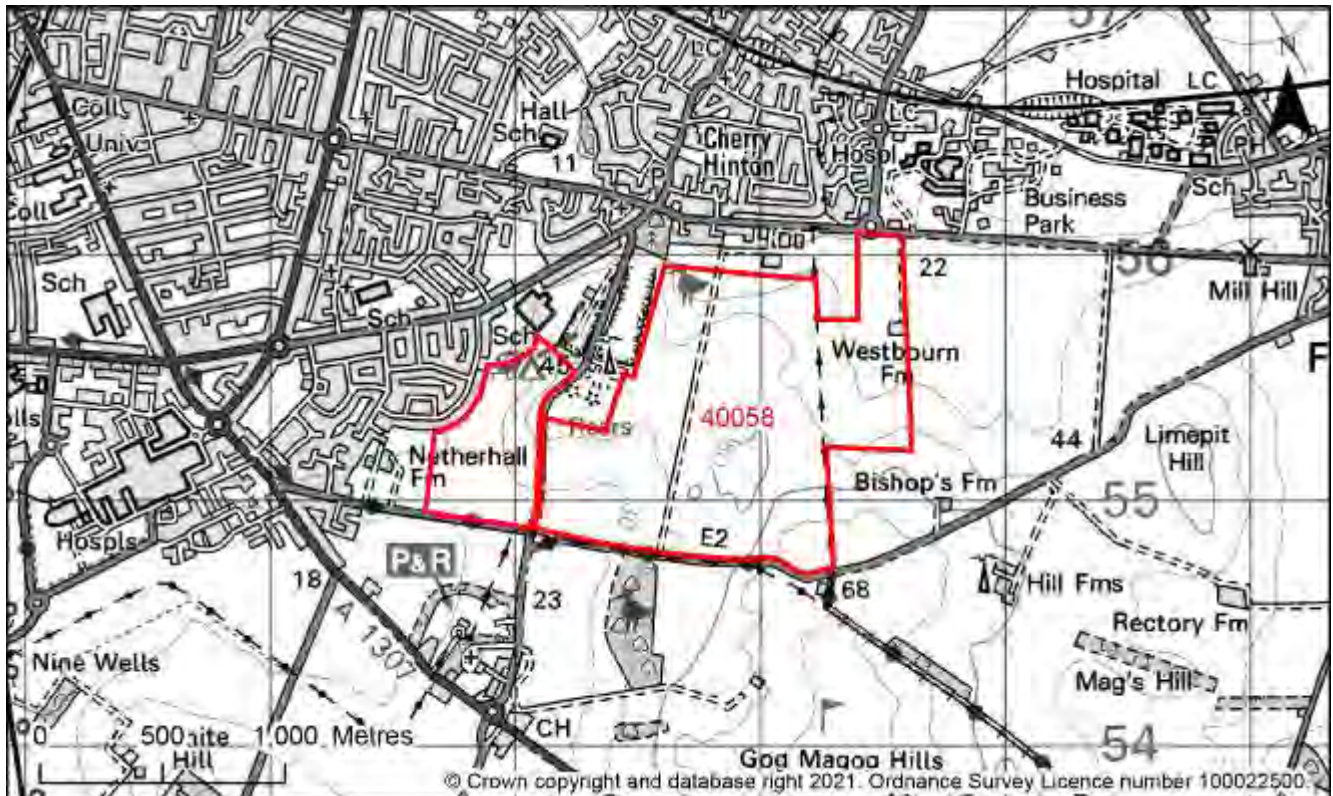
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	49
Estimated dwelling units	7000
Estimated employment space (m <sup>2</sup> )	100000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East, CB22 3BF

**Site Reference: 40058**

**Map 708: Site description - Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East**



## Site Details

Criteria	Response
Site area (hectares)	158.56
Parish or Ward	Fulbourn CP; Queen Ediths; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed Use, 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>	139354
<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 Within or Partially within an Employment Allocation Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and



Issue	Assessment	Comments
		<p>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>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 - 6B: Wilbraham Fen Edge Chalklands, 7B: Gog Magog Chalk Hills</p> <p>The isolated nature and the openness of the site which is exposed to wide views from all directions except from the southwest means that there would be material harm to the surrounding countryside's landscape character and views from the wider and local area. Any development would be difficult or impossible to mitigate in term of visual impact and harm to the openness of the Green Belt and setting of the historic city. A very small portion of the site forms part of the allocation that extends the Peterhouse Technology Park which is the only portion of the site suitable for development.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>The southern boundary of the site is adjacent to Gog Magog Golf Course SSSI, The Beechwoods LNR, and Worts Causeway RSV CWS. The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All non-householder applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs. 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</p>

Issue	Assessment	Comments
		or compensated.
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p> <p>Large site on outskirts of city. Fulbourn Hospital conservation area lies to the north east and the Gog Magog Hills with the Scheduled Worstead Street and Wandlebury Camp on high ground lying to the south. Development on this site would need to be focussed to the north of the site near the City and mitigation put in place to ensure the setting of the conservation area and Scheduled Ancient Monuments is protected.</p>
Archaeology	Amber	Extensive remains of prehistoric and Roman date within and in the vicinity of the site, including the War Ditches Iron Age and Roman 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> <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: 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>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 without this development. Due to the location of the site, a high sustainable mode share will be needed to deliver this site. The developer should consider the opportunities presented by Cambridge South Station and the CAM, as well as the Linton and Fulbourn Greenways to ensure a high sustainable mode share. Local junctions will also need to be assessed.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Large residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	<b>Amber</b>	Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 55% Grade 3; 12% Urban  28% lies in an EA Source Protection Zone 3  Gas pipeline crosses or is within the site
Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; CHI6; CHI8; CHI9; RC1; RC4; RC7; RC5; RC6; RC2; CHI7; OA5  Very High; Moderate High; Moderate; Low

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

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

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

**Achievable (Outcome = Green)**

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

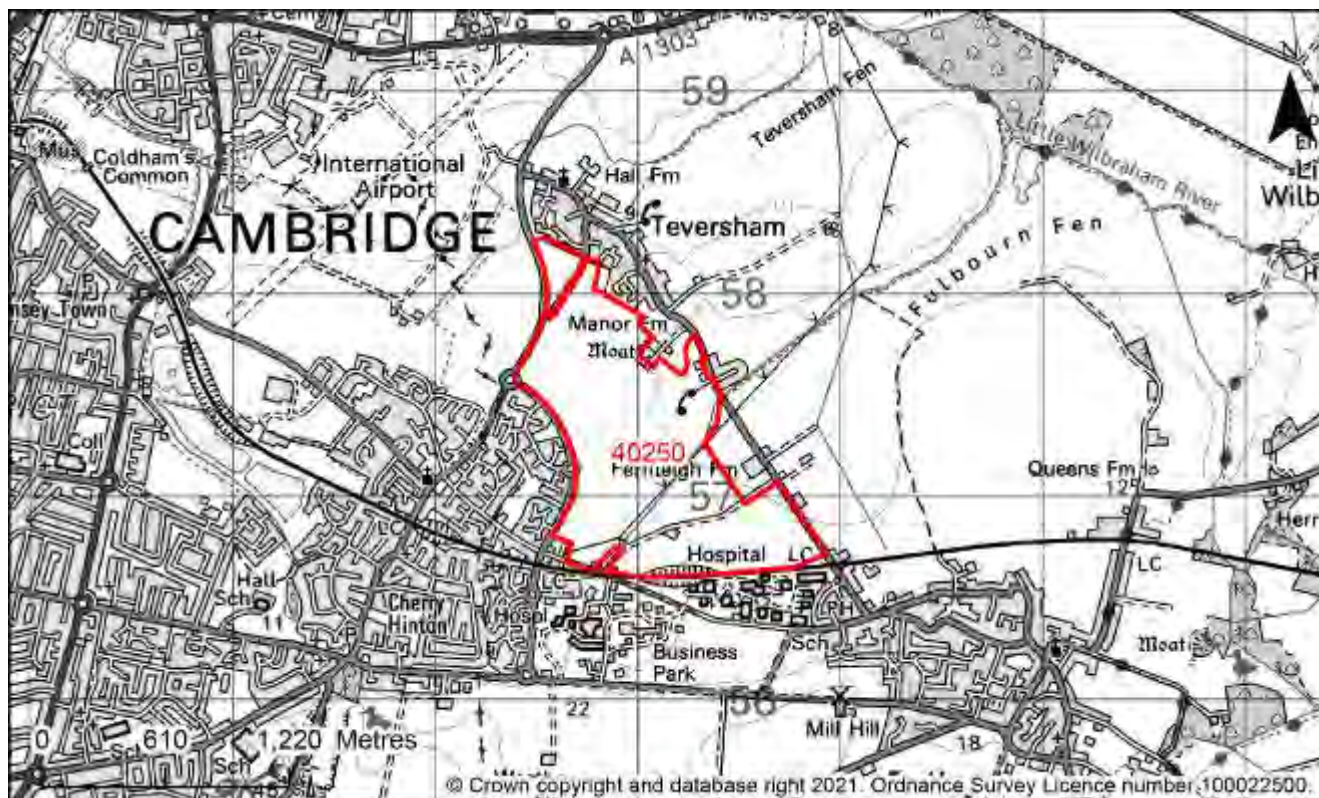
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	1500
Estimated employment space (m <sup>2</sup> )	139354
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land east of Gazelle Way and west of Teversham Road, Teversham, CB1 9GU

**Site Reference: 40250**

**Map 709: Site description - Land east of Gazelle Way and west of Teversham Road, Teversham**



## Site Details

Criteria	Response
Site area (hectares)	120.00
Parish or Ward	Fulbourn CP; Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable 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>	50000
<b>Proposed housing units</b>	1200

## 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 20m of Site Specific Policies/Housing, Employment or Recreation allocation  Partially within the Cambridge Greenbelt (99%)
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>	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character.  Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands  This submission consists of 2 sites separated by Cherry Hinton Road. Development upon this site would have a significant adverse impact upon the landscape



Issue	Assessment	Comments
		character. It would amalgamate Cambridge, Teversham and Fulbourn and encroach into the rural countryside.
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. 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 but potential to support breeding and wintering populations of 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 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>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Scheduled Monument on-site</p> <p>Within 100m of a Conservation Area</p> <p>Significant issue of the setting of the Listed Farmhouse on a scheduled moated site. Fields closest to west should be excluded from site. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Red	Contains Roman remains of national importance. The scheudled site of Caudle Corner Farm is located in the southern part of the site. A Roman Villa in the area is also likely to be of national importance



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: 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>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>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</p>

Issue	Assessment	Comments
		<p>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 and by railway noise (and possibly vibration), 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: 100% Grade 2</p> <p>1% lies in an EA Source Protection Zone 1; 8% lies in an EA Source Protection Zone 2; 17% lies in an EA Source Protection Zone 3</p> <p>Gas pipeline crosses or is within the site</p> <p>Electric overhead lines cross the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 4 - A14 East</p> <p>Capacity for limited growth</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: CHI1; CHI2; CHI3; CHI4; FU1; FU19; TE6; TE7; TE9; TE8</p> <p>Very High; 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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

**Achievable (Outcome = Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

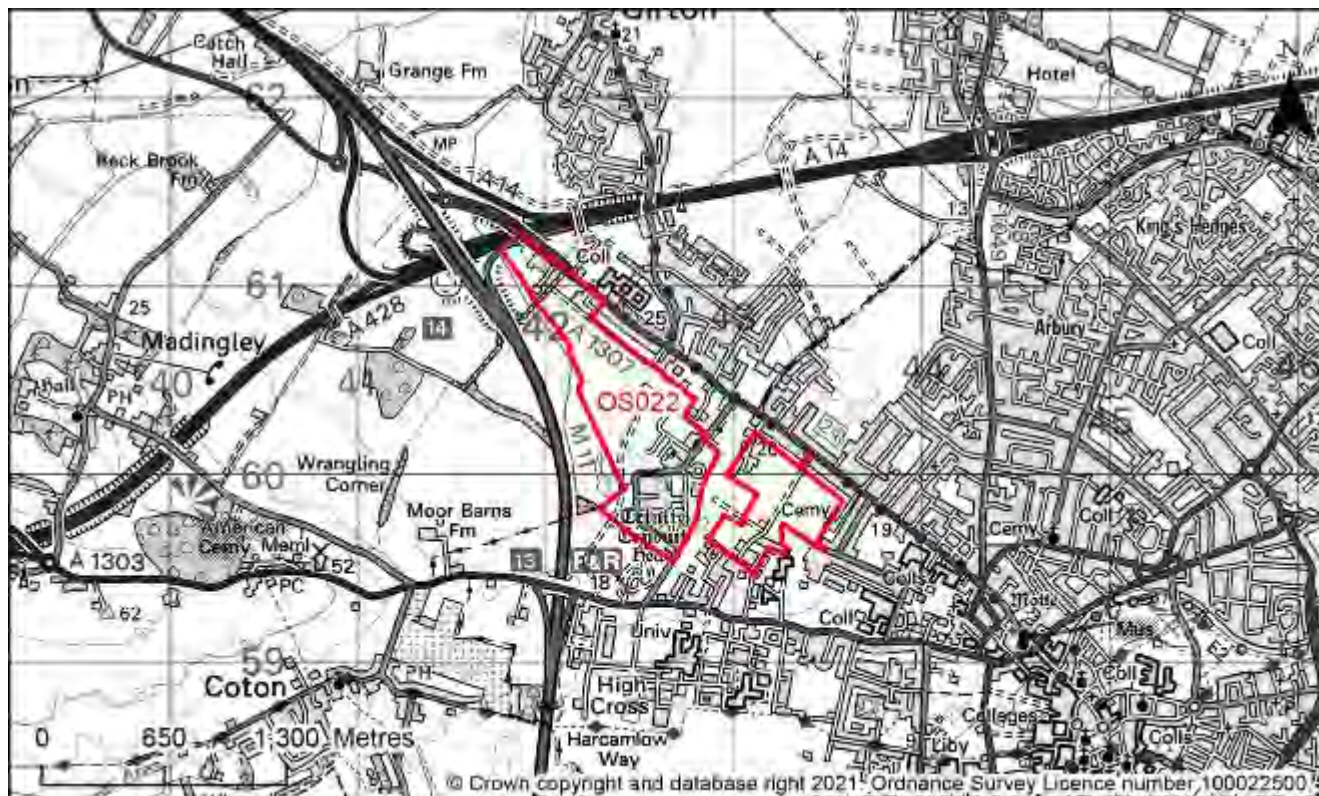
**Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	1200
Estimated employment space (m <sup>2</sup> )	50000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# North West Cambridge (NW/4), CB3 0LY

Site Reference: OS022

Map 710: Site description - North West Cambridge (NW/4)



## Site Details

Criteria	Response
Site area (hectares)	90.93
Parish or Ward	Girton 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, Healthcare
Proposed employment floorspace (m <sup>2</sup> )	100000
Proposed housing units	1155

## 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: 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	Amber	TPO on-site  Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands.  District Character Area: District Design Guide SPD March 2010 - The Western Claylands  Landscape Character Assessment (2021) Landscape Character Area - Urban  Some densification might also be possible for the areas of the site that are not so readily viewed from the west, i.e. the smaller portion of the site adjacent to Storey's Way. However care would be needed with building height and mass to avoid a discordant appearance in comparison with that already built.

Issue	Assessment	Comments
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a SSSI</p> <p>Within a Wildlife Site</p> <p>Within Regionally Important Geological Site</p> <p>Consultation with Natural England would be required for more than 50 dwellings or industry/infrastructure over 1000m<sup>2</sup>. Former 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. Great Crested newt and Badgers on site. Areas provided as mitigation for existing development would need to be retained. 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	<b>Green</b>	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>North West Cambridge AAP Development Site. Site adjacent to protected open space and City/SCDC Green Belt. Development in line with the parametre plan is acceptable because the development will be reasonably mitigated or compensated.</p>
Historic Environment	<b>Green</b>	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage</p>



Issue	Assessment	Comments
		assets.
Archaeology	Amber	Extensive excavations previously undertaken. May be some residual local impacts from development
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: 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	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

Issue	Assessment	Comments
		<p>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 contributions towards GCP/Strategic sche</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	The western site area appears to already form part of Eddington. If part of intensification of extant residential Eddington approvals development could be mitigated through traffic noise insulation scheme / good acoustic design condition possible. If totally new noise sensitive residential development closer towards M11, and in the absence of any noise evidence, development likely to have significant adverse noise impact. The eastern site has a possible conflict with nearby commercial and industrial noise but this could be mitigated through design and layout.
Air Quality	<b>Amber</b>	Primarily within an AQMA. Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	<b>Amber</b>	Large site, minor contamination likely associated with existing commercial uses, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 67% Grade 2; 18% Grade 3; 15% Urban</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>



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

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

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning granted for mixed use development of 3000 dwellings, 2000 student bedspaces, 100,000 sqm employment floorspace, academic
When will the site be available for development?	0-5 Years

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

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

### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	1155
Estimated employment space (m <sup>2</sup> )	100000

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

# North West Cambridge (Eddington), CB3 0LY

Site Reference: 56251

Map 711: Site description - North West Cambridge (Eddington)



## Site Details

Criteria	Response
Site area (hectares)	149.75
Parish or Ward	Girton CP; Newnham; 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	Residential
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	100000
<b>Proposed housing units</b>	1500

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Primarily outside Development Framework  Within or Partially within an Area of Major Change/Opportunity Area  Within or Partially within an Employment Allocation  Partially within the Cambridge Greenbelt (34%)
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  14% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Amber</b>	TPO on-site  Primarily outside a PVAA  "NCA 88 Bedfordshire and Cambridgeshire Claylands

Issue	Assessment	Comments
		<p>District Area The Fen Edge</p> <p>The site is typical of the settlement character. "</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Depends on the built form of the changes to the masterplan, but landscape impacts capable of being addressed by appropriate design</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a SSSI</p> <p>Within a Wildlife Site</p> <p>Within Regionally Important Geological Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs; specifically the nearby Ascension Burial Ground and Madingley Wood. Site currently under development with significant areas of ruderal vegetation with the potential to support land protected species, including scarce farmland birds, brown hare and badgers. Water voles known to be present on the Washpit Brook.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>SCDC &amp; City Major Development Site. Site adjacent to protected open spaces and Green Belt. Development of the site may have a detrimental impact on these designations, but the impact could be reasonably mitigated or compensated, if development is in line with</p>

Issue	Assessment	Comments
		Area Action Plan parameters and Planning Permissions.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Extensive evidence for Bronze Age, Iron Age and Roman settlement is recorded in the area. Much of the site has been subject to excavation in mitigation of the development impact. Some areas on the development periphery may still require further investigation
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school and community centre</p>

Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Must be considered in the context of the existing Eddington development and any obligations/conditions relating to the outline and subsequent reserve matters applications.</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>This site is cross boundary therefore SCDC Environmental Health view / should also be sought. The proposals are for the densification of plots already approved within the North West Cambridge site. M11 and internal traffic noise key environmental impacts but condition should be able to mitigate against such adverse noise impacts.</p>
Air Quality	Amber	<p>Partially within SCDC AQMA (very edge) and Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	Green	<p>Planning permission granted, any contamination to be addressed</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 50% Grade 2; 35% Grade 3; 15% Urban</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	-	Retain allocation, part of academic and commercial expansion of the University.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC6; HC4; HC5; HC7; HC2; HC1; AR1; AR2; AR4; AR3; GI1  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?	Yes, Planning granted for mixed use development of 3000 dwellings, 2000 student bedspaces, 100,000 sqm employment floorspace. academic
When will the site be available for development?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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	1500
Estimated employment space (m <sup>2</sup> )	100000

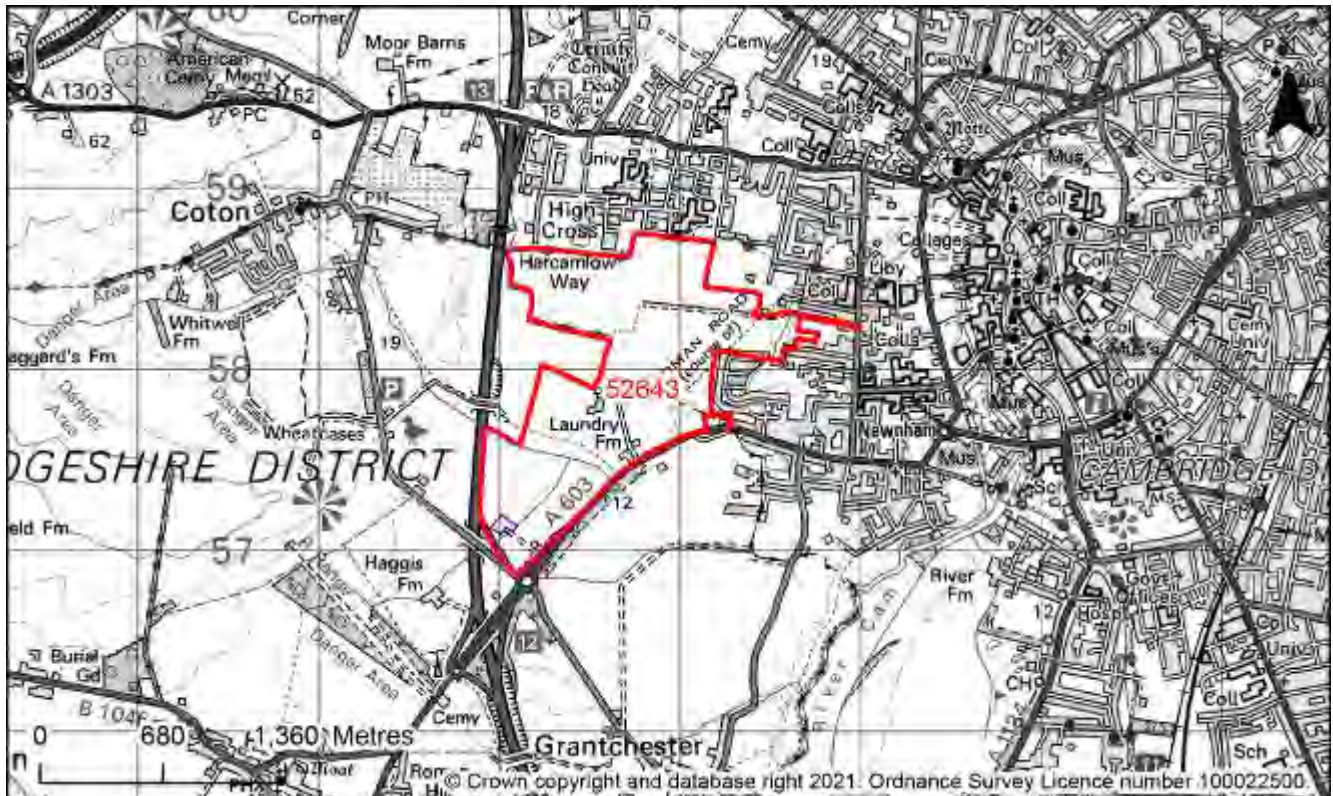


Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

# Land north of Barton Road and Land at Grange Farm, Cambridge, CB3 9LN

Site Reference: 52643

Map 712: Site description - Land north of Barton Road and Land at Grange Farm, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	155.27
Parish or Ward	Grantchester CP; Coton CP; Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building, Recreation
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Education, Public open space,

	Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	2800

## 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 20m of an Area of Major Change/Opportunity Area  Within 20m of an Employment Allocation  Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (12%)  Partly in Flood Zone 3 (9%)  Surface water flooding: 6% lies in a 1 in 30 year event  13% lies in a 1 in 100 year event  34% 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

Issue	Assessment	Comments
		<p>District Character Area:</p> <p>West Cambridge Claylands</p> <p>The site provides Key Defining Character features for this character type:</p> <ul style="list-style-type: none"> <li>* Hedgerows and enclosed fields</li> <li>* Mixed uses including playing fields and soft, well-treed edges which separates the city from its rural hinterland</li> </ul> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site allows for extensive views to the west of Cambridge. Development at the fringes of west Cambridge would alter this setting creating a conurbation of urban development closer to the M11 thereby removing the city's countryside setting that is so highly valued. Equally, there is the risk that Cambridge will eventually be enclosed by the motorways which surround it.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>Any agricultural/industrial developments that could cause air pollution, and any general combustion processes above 50MW input will require consultation with Natural England. The site contains the Bin Brook City Wildlife site, cited for its population of water voles, and stands of pollard willows. The site is adjacent to hedgerows East of M11 County Wildlife site, cited for local and national rare plant species, and the Coton Path Hedgerow County Wildlife site, cited for populations of nationally rare plant species. The site may also contain other priority habitats such as floodplain grazing marsh and priority woodland that will require further assessment and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p>

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 a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This large site adjoins the West Cambridge Conservation Area and is likely to be an area of high archaeological potential. Development of the whole area is likely to cause harm to designated heritage assets; however, parts of the site may be developable, with appropriate mitigation measures. A detailed Heritage Assessment is required, with consideration of views.</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 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>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, community centre and Local centre/employment provision</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Capacity issues on A605. Proposed Cambourne to Cambridge scheme runs through north of site. Possible implication for Barton Road P&amp;R scheme. Requires walking, cycling and Passenger Transport links into West 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	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: 1% Grade 2; 90% Grade 3; 9% Urban  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: NH11; NH14; NH13; NH10; NH12; HC9; HC8; HC10; CT7; 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?	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 therefore it is available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

## Development Potential

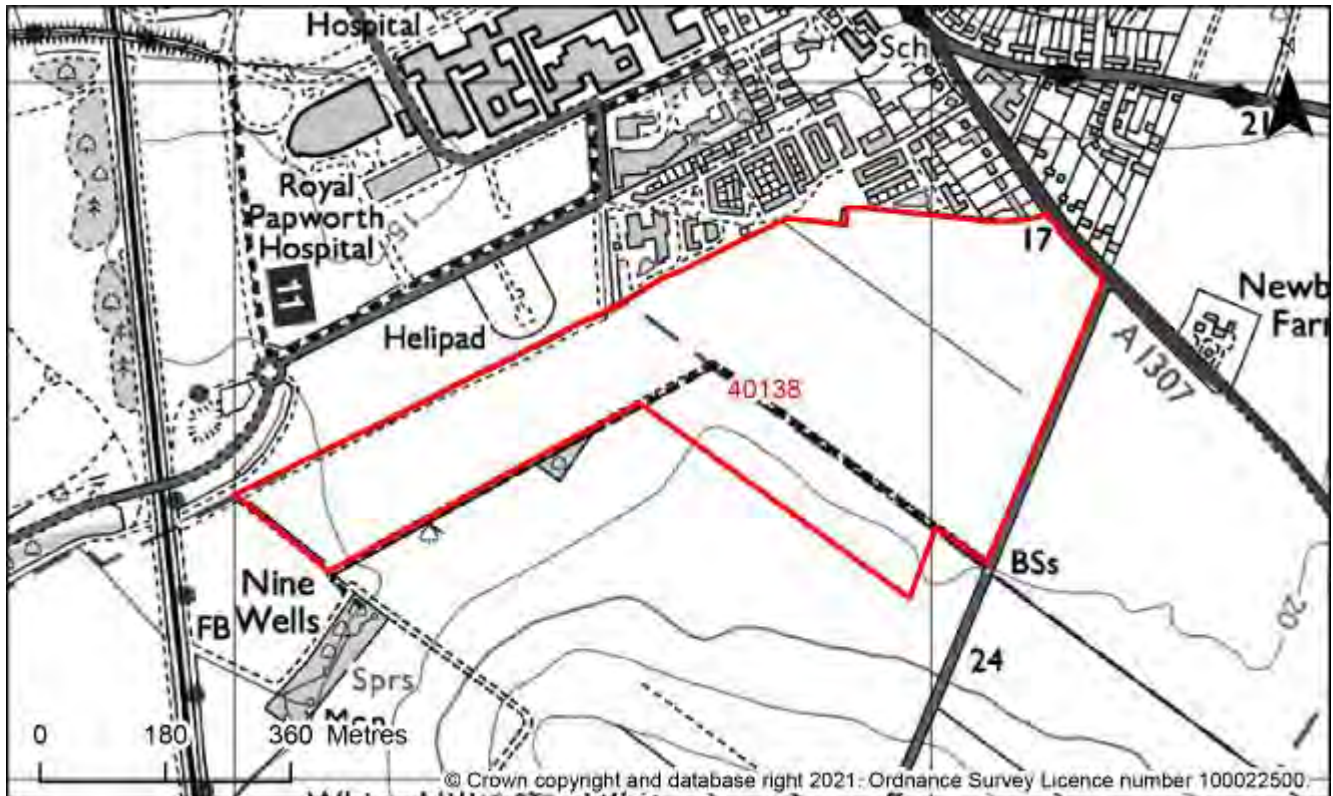
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	2800
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land at Granham's Road, Cambridge, CB2 0RA

Site Reference: 40138

Map 713: Site description - Land at Granham's Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	33.13
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	Edge of Cambridge
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, Public open space

<b>Proposed employment floorspace (m<sup>2</sup>)</b>	132000
<b>Proposed housing units</b>	990

## 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 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 (16%)</p> <p>Partly in Flood Zone 3 (16%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Red</b>	<p>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</p>

Issue	Assessment	Comments
		<p>arable fields sweep down to a fringe area of flat land and the urban edge.</p> <p>District Character Area: Chalklands landscape character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands</p> <p>Development of the narrow field to the south of the Addenbrooke's site, allocated in the previous local plan is partially mitigated by a mature hedge and tree boundary. However, development of the two larger fields would push the urban edge of the city to Granham's Road and thereby significantly altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and setting of the City. Inclusion of the field to the east beyond the hedgerow boundary would encroach onto white hill.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <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	<b>Green</b>	<p>Within or Partially within 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>

Issue	Assessment	Comments
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>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>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	Possible industrial/Commercial Noise and Helicopter noise - from Addenbrookes Hospital/Camb Biomedical Campus to North - Agent for change Principle? Transport Noise - emerging CSE Transport route to SW- 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	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Green	No prior history of development

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Urban  Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11; RC13; RC12; RC10  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 mixed-use development is likely to be economically viable at an appropriate density.

### **Development Potential**

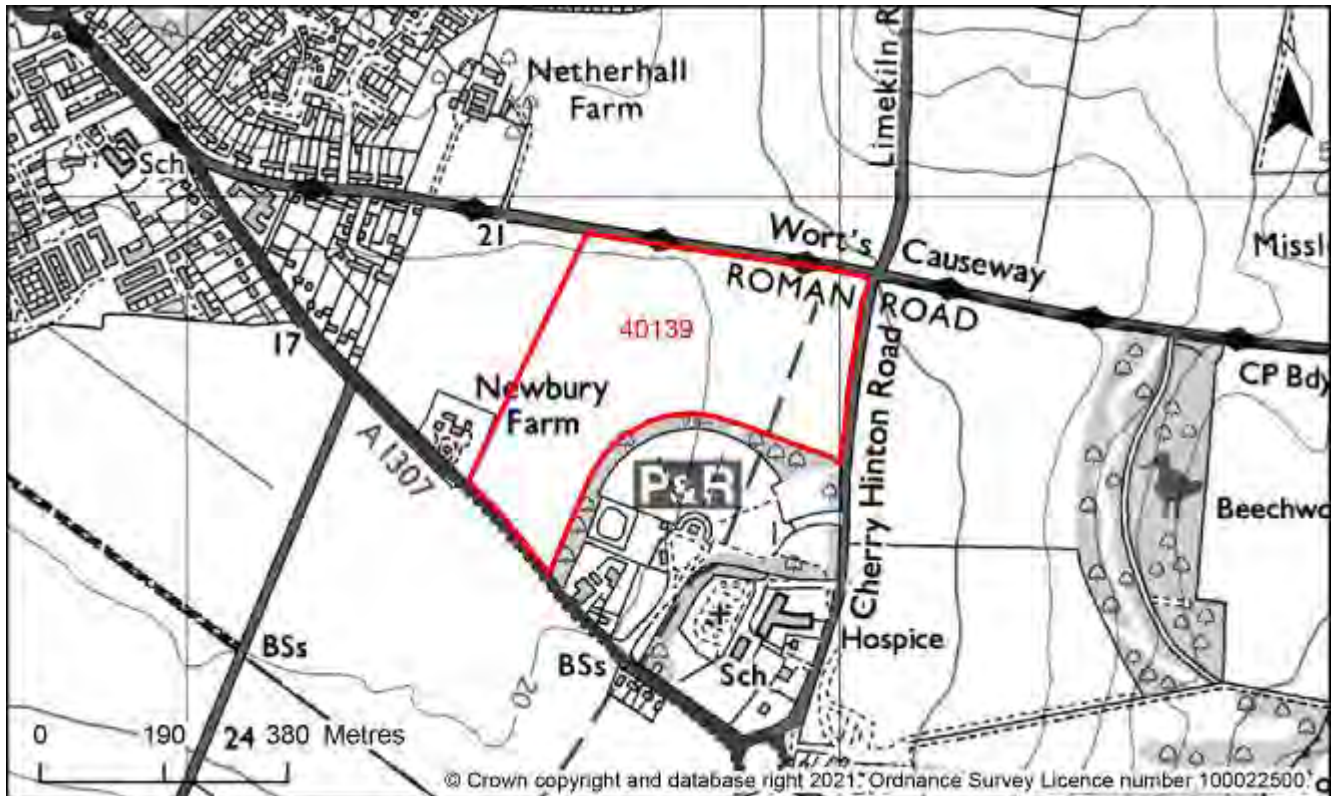
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	990
Estimated employment space (m <sup>2</sup> )	132000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years



# Land south of Worts Causeway, Cambridge, CB1 8RR

Site Reference: 40139

Map 714: Site description - Land south of Worts Causeway, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	16.06
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	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	490

## 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  15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	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 the city to Cherry Hinton Road. Development would encroach too far southeast into the open rural landscape and be unrelated to any other nearby urban edge. The area is viewed clearly from the elevated land to the south and southeast and the urbanisation of the



Issue	Assessment	Comments
		site would create significant harm to the sensitive landscape character.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site sits on the edge of the chalk ridge and the associated matrix of SSSI, LNRs, County Wildlife sites and Protected Road Verges. Any residential development would need to assess impacts of increased recreational pressure on these sites. Main habitats on site are arable, including a double hedgerow along Worts Causeway which is an important commuting route for bats, including Barbastelle. All planning applications will require consultation with Natural England with regard the Cherry Hinton chalk Pit 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	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>Listed milestone on South side of Worts Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Finds of prehistoric artefacts are recorded in the area. Cropmarks to the south indicate the location of a site 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: 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: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Capacity issues on A1307 corridor. Requires links to existing cycleways/footways and Passenger Transport infrastructure provision. Close to existing P&amp;R 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>This site is cross boundary and will be affected by road traffic noise from nearby main roads but having regard to traffic levels is considered a low - medium noise risk but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Park and Ride artificial light is a possible issue but this could be mitigated.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

## Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge  Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC7; RC8;  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.

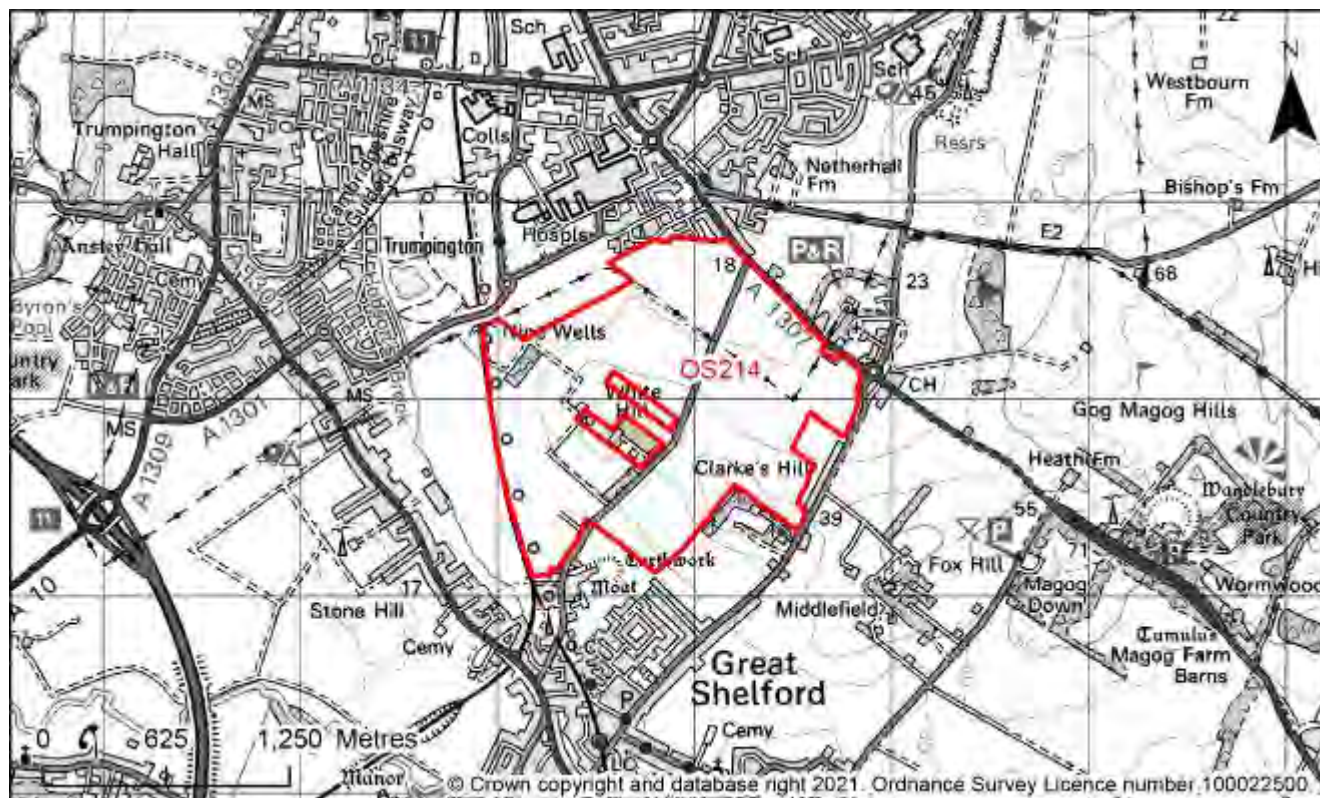
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	490
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

# Cambridge South (Cambridge Biomedical Campus) - East, CB22 3AY

Site Reference: OS214

Map 715: Site description - Cambridge South (Cambridge Biomedical Campus) - East



## Site Details

Criteria	Response
Site area (hectares)	203.54
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	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and

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

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Outside Development Framework</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 (2%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 5% 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>

Issue	Assessment	Comments
		<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, 7B: Gog Magog Chalk Hills</p> <p>The visibility from elevated views to the east and south make this area particularly sensitive both visually and in regard to the setting of the city. Development would push the urban edge of the city to Hinxton Road and thereby radically altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. It would also threaten to interrupt the Hobson's Brook Green Corridor that links the City to the countryside. However, if development were considered appropriate in this area, it should be limited to the area south of Nine Wells residential development, southwest of Babraham Road, northwest of Granham's Road and northeast of PROW 39/8 (Granham's Road to Nine Wells LNR). Any limited development would need to have regard of the effect of encroaching further into the countryside and be sympathetic to the rural character and the setting of the city.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Within Improved Landscaping</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any residential development of more than 50 units or industrial development over 1000m<sup>2</sup> would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should achieve minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy;</p>



Issue	Assessment	Comments
		<p>off-site compensation will be required if this cannot be achieved on site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Scheduled Monument</p> <p>There is a Grade II listed structure at Nine Wells nature reserve. Development in this area would have an impact on this and potentially its watercourse which is the source of the Hobson Conduit which runs above ground along Trumpington Street as a Grade II listed structure. If the area were to be redefined, taking into consideration the heritage assets as stated, it may be possible to mitigate the impact.</p>
Archaeology	Amber	<p>Extensive evidence for prehistoric, Roman and medieval settlement and associated activity is located within and in the vicinity of the site.</p>
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 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 require accompanying district centre / superstore, health centre (4 doctors), local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered.</p> <p>Any potential impact on the functioning of trunk roads 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	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Agricultural fields, contamination likely to be negligible

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 79% Grade 2; 21% 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	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	-	Retain allocation for additional phase (South Cambridgeshire).
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: RC11; RC13; GS5; GS6; GS7; RC12; RC10</p> <p>Very High; 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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

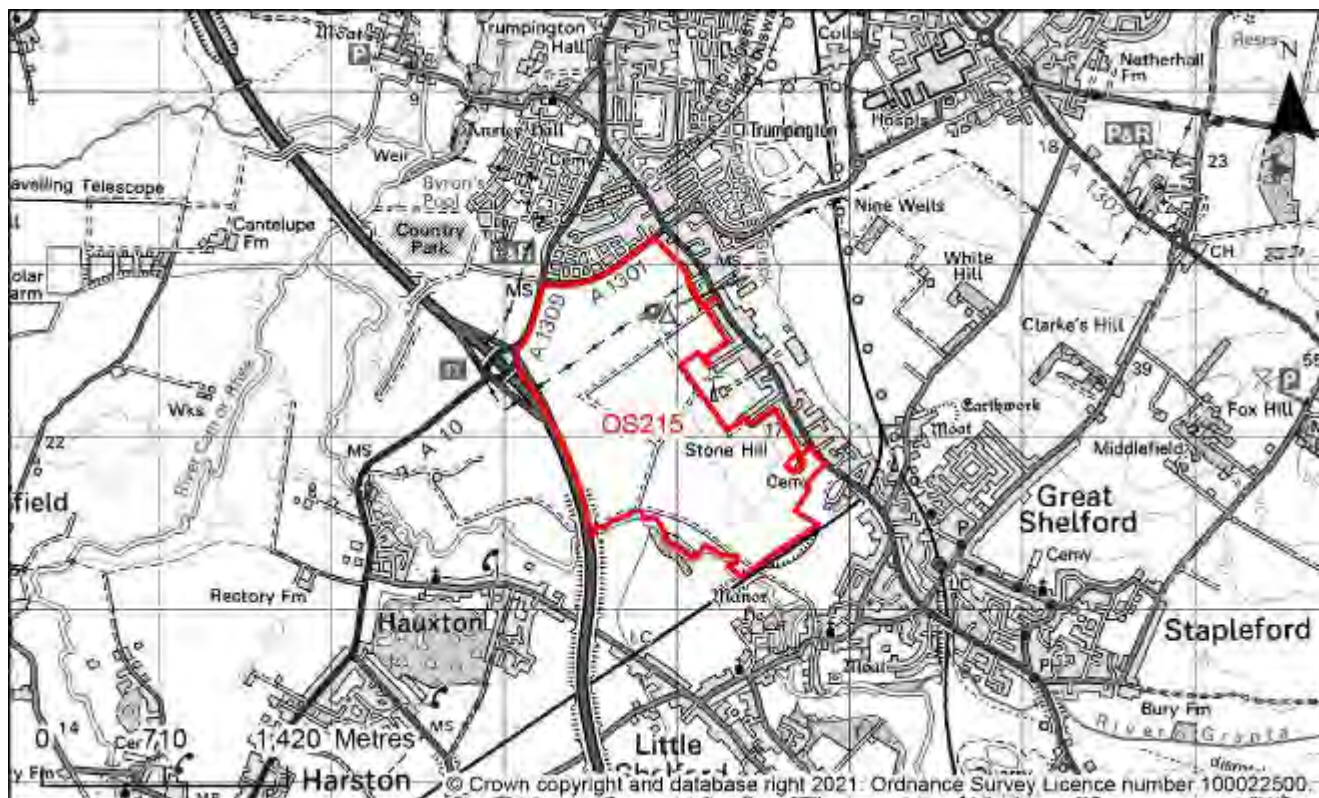
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	2
Estimated dwelling units	500
Estimated employment space (m <sup>2</sup> )	355000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# Cambridge South (Cambridge Biomedical Campus) - West, CB1 8RN

Site Reference: OS215

Map 716: Site description - Cambridge South (Cambridge Biomedical Campus) - West



## Site Details

Criteria	Response
Site area (hectares)	179.81
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Healthcare
<b>Proposed employment floorspace (m²)</b>	
<b>Proposed housing units</b>	Unknown

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 8% 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

Issue	Assessment	Comments
		<p>The area is visually sensitive with a character that is rural. It has open and exposed long and panoramic views from the west, southwest and northwest particularly from elevated vantage points such as Chapel Hill, Haslingfield. If development were thought appropriate the area should be limited to the northeast part of the site, backing onto existing development. Development would need to include extensive landscape buffering.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Any residential developments of more than 50 units or industrial development over 1000m<sup>2</sup> would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should achieve minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Important Countryside Frontage</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	Amber	<p>Within 100m of a Listed Asset</p> <p>Scheduled Monument on-site</p> <p>Two scheduled monuments within the site (Causwayed enclosure at Great Shelford and settlement complex north of Hauxton) likely to significantly limit development. The land forms a large part of the remaining rural buffer between Hauxton, Great Shelford and Trumpington. Development could adversely impact on significance of Conservation Areas in each village. Full heritage impact assessment needed.</p>
Archaeology	Red	<p>Extensive evidence for prehistoric and Roman settlement and associated activity is located within and in the vicinity of the site. The area includes two Scheduled sites, an Iron Age/Roman settlement complex and a Causewayed Enclosure.</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: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment</p>



Issue	Assessment	Comments
		provision, primary school, secondary 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>Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered.</p> <p>Any potential impact on the functioning of trunk roads 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	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Agricultural fields, contamination likely to be negligible

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 94% Grade 2; 6% Grade 3</p> <p>Watercourse 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	-	Retain allocation for additional phase (South Cambridgeshire).
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR4; TR5; GS24; LS11 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**

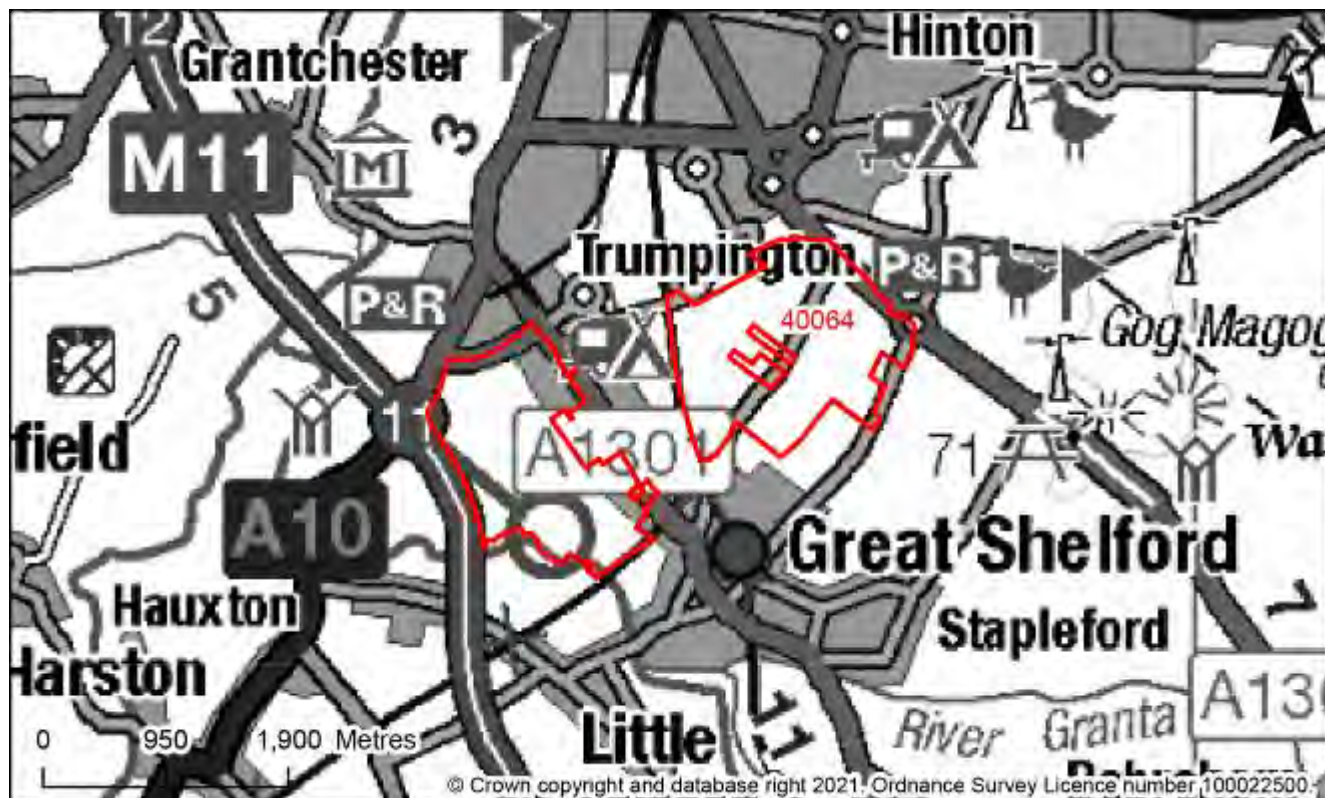
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	4500
Estimated employment space (m <sup>2</sup> )	50000

Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land south of Addenbrooke's Road and east of M11, Cambridge South, CB3 9LP

Site Reference: 40064

Map 717: Site description - Land south of Addenbrooke's Road and east of M11,  
Cambridge South



## Site Details

Criteria	Response
Site area (hectares)	383.36
Parish or Ward	Great Shelford CP; Trumpington; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	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, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m²)</b>	436000
<b>Proposed housing units</b>	5000

## 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 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 (3%)</p> <p>Partly in Flood Zone 3 (3%)</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>

Issue	Assessment	Comments
Landscape and Townscape	<b>Red</b>	<p>TPO on-site</p> <p>NCA 87 East Anglian Chalk</p> <p>District Area The Chalklands, the site is typical of the settlement character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam &amp; Granta Tributaries Lowland Farmlands, 7B: Gog Magog Chalk Hills</p> <p>Development as proposed on the illustrative masterplan would significantly harm the rural character of both areas. Limited development could be achieved but not on the scale illustrated on either area. The visibility and sensitivity of both sites means that any limited development would need to be sympathetic to the rural character and the setting of the city. Due to the open and highly visibility nature of both areas there would be significant adverse impact on the setting of the City with such a large combined development as proposed and that it could not be adequately mitigated in such sensitive locations.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within a Local Nature Reserve</p> <p>Within 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 site lies adjacent to the River Granta CWS cited as a major river that has not been overly modified and has concentrations of mature pollard willows. Priority habitats within the site include floodplain grazing marsh and deciduous woodland, there are also grasslands, hedges and wooded boundaries on site that are also likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within an Important Countryside Frontage</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Development of the site could have a detrimental impact on two Schedule Ancient Monuments to the south of the site, but the impact could be reasonably mitigated. The rural separation between Trumpington, Great Shelford and Hauxton conservation areas would be reduced.</p>
Archaeology	Red	<p>Extensive archaeology is known in the area including nationally important causewayed enclosure and settlement complex, both of which are designated scheduled monuments</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: 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>

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 require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Due to the site's close location to Cambridge, it has a large sustainable potential by providing high quality walking and cycling links into Cambridge and connecting to existing public transport infrastructure. Sustainable travel will be promoted via the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will be expected to contribute to the existing schemes in the area. The site must also consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>This site is cross boundary but is mainly located within SCDC. It is not appropriate for City to fully comment / recommend on suitability for allocation. The submission is two site (a) to West of Cambridge Road. Traffic noise from M11, Hauxton Road and Addenbrookes Road (A1301). (b) to East of Cambridge Road / Railway) Railway noise to West and industrial / commercial / business type operational noise from to the North. High</p>

Issue	Assessment	Comments
		levels of traffic noise will influence the suitability and deliverability of site and density proposed. Road traffic noise levels, arising from the use of the M11, are very high. Residential development immediately adjacent to the M11 and Hauxton road would be extremely challenging. 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 residential scheme - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 86% Grade 2; 14% Grade 3</p> <p>Gas pipeline crosses or is within the 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 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: TR4; TR5; RC11; RC13; GS5; GS6; GS7; RC12; GS24; LS11; RC10</p> <p>Very High; 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 was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

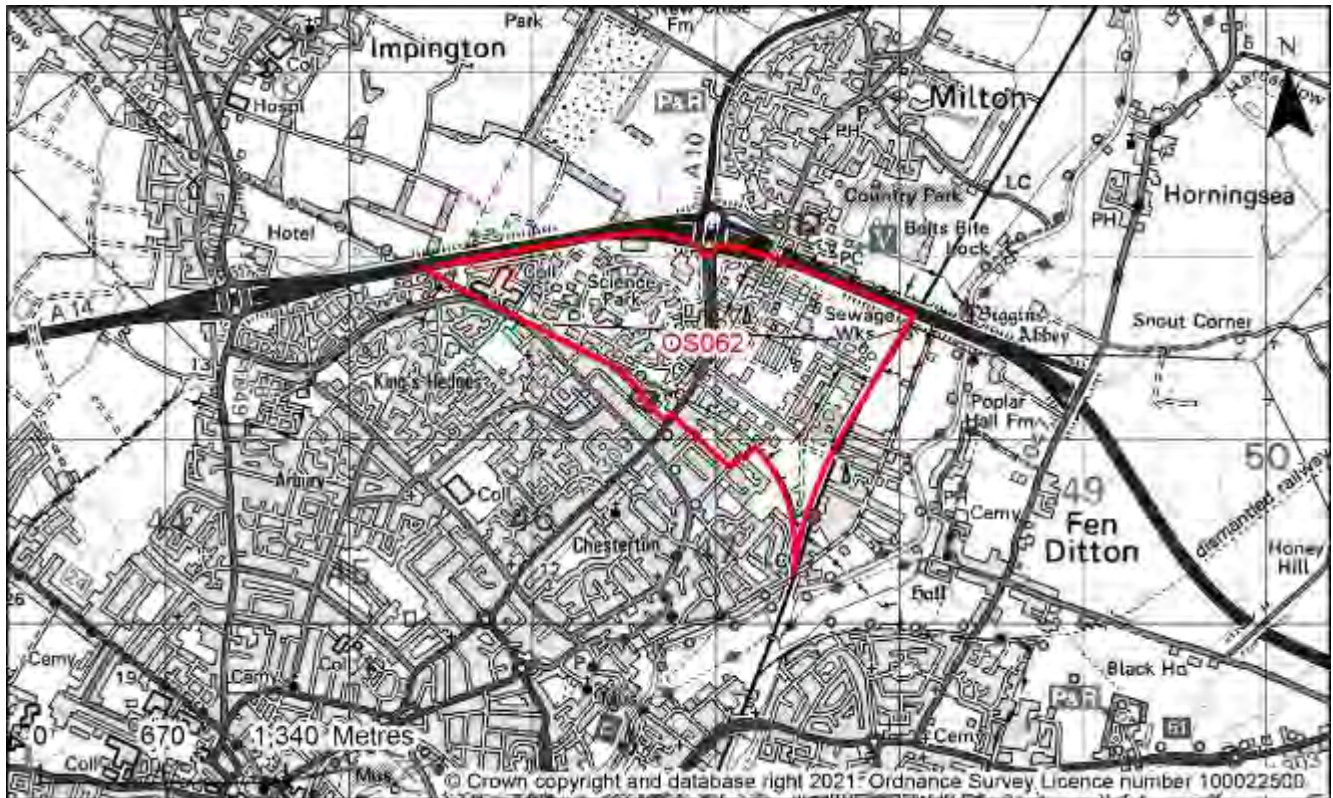
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	5000
Estimated employment space (m <sup>2</sup> )	436000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5), CB4 0FY

Site Reference: OS062

Map 718: Site description - North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5)



## Site Details

Criteria	Response
Site area (hectares)	186.54
Parish or Ward	Impington CP; Milton CP; Orchard Park CP; Milton CP (DET); East Chesterton; Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Commercial/industrial, Infrastructure, Recreation
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, 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>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 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>Within or Partially within an Employment Allocation</p> <p>Inside or Partially within a Made Neighbourhood Plan</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: 1% lies in a 1 in 30 year event</p>

Issue	Assessment	Comments
		<p>3% lies in a 1 in 100 year event</p> <p>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <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 - Urban</p> <p>Landscape impacts vary widely across the site as some of the site is heavily developed while other parts are not. Views of the site from the east are the most vulnerable due to the topography, while views from the north and northwest are less sensitive due to a lack of publicly accessible viewpoints and a localised high point west of Milton. Landscape buffering is required between the railway and the site as well as enhancement of the existing A14 buffer on the eastern half of the site.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Any agricultural/industrial developments 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. The site contains the Milton Road Hedgerows City Wildlife site, Cited as they just miss the County Wildlife Site criteria but will likely meet them in the future through good management. There are potential priority habitats within the site as the wooded areas within the Science Park have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely</p>

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 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 Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>North East Cambridge AAP Development Site. Site adjacent to protected open space and SCDC Green Belt. Development in line with revised AAP is acceptable because the development will be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>The site is close to Riverside &amp; Stourbridge Common, Baits Bite Lock and Fen Ditton Conservation Areas and within 100m of the Golden Hind PH, which is a BLI. Large scale development of this site could have an adverse impact on the setting of any of these heritage assets; however, it is likely the impact could be reasonably mitigated. It is important that long-distance views from within the three Conservation Areas are considered especially when development may impinge in the backdrop of Listed Buildings, such as Fen Ditton church.</p>
Archaeology	Amber	Potential for prehistoric and Roman archaeology in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school, community centre and District centre / superstore</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>Would require inclusion in revised/updated strategy. Would be subject to trip budget constraints as per existing site with significant reduction in car parking. Significant contributions to Waterbeach Greenway and other GCP corridor schemes.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>



Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	<b>Green</b>	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	<b>Amber</b>	Site is partially within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	<b>Amber</b>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 41% Grade 2; 13% Grade 3; 39% Non-Agricultural; 7% Urban</p> <p>Aggregates Yard on site</p> <p>Electricity sub station on site, Electric overhead lines cross the site</p> <p>Electricity pylons on site</p> <p>Watercourse crosses the site, sewer crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	Seek intensification through the AAP for employment uses.
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?	Evidence of land owner support has been gathered through the North East Cambridge AAP process
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for various developments across the NEC AAP area
When will the site be available for development?	0-5 Years, 6-10 Years, 11-15 Years

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

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, with land owners engaging in the Area Action Plan process. Development/redevelopment areas within the site have a low existing use value and development is likely to be economically viable at an appropriate density.

### **Development Potential**

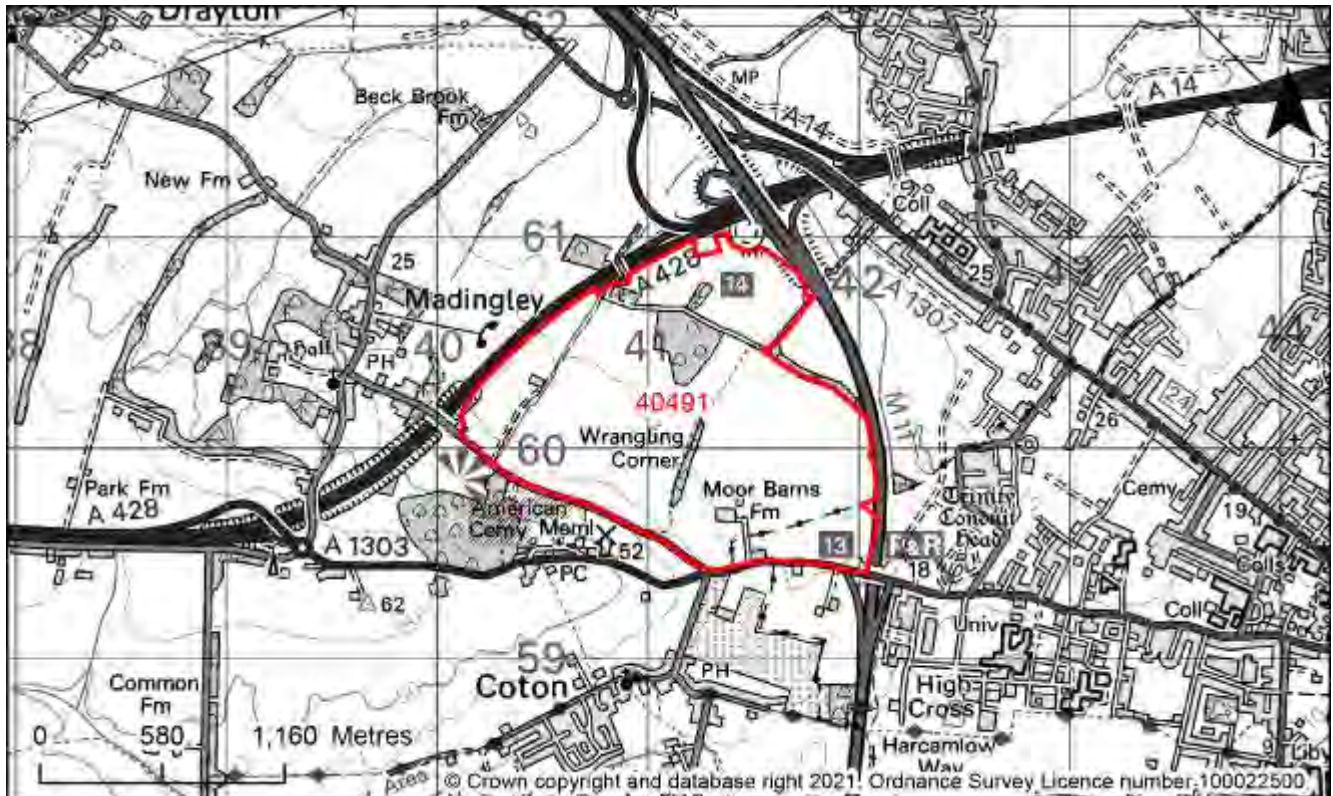
Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	8350
Estimated employment space (m <sup>2</sup> )	188500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land to the west of the M11 and north of Madingley Road, Madingley, CB23 7PQ

Site Reference: 40491

Map 719: Site description - Land to the west of the M11 and north of Madingley Road, Madingley



## Site Details

Criteria	Response
Site area (hectares)	201.68
Parish or Ward	Madingley CP; Castle
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, 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>	No estimate given

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 4% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National character Area 88 – The site and its surroundings represent a typical example of this landscape type.  District Character Area: Western Claylands the general description of landscape features accords with the national character area.

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is a very good example of the Western Claylands character type. It encompasses long views from the crests of rolling hillsides. The changing of this countryside view out to Madingley Rise and its windmill would be a significant loss to the city. Development on this site would unalterably damage the character of the area as well as cause harmful impact on the Setting of the City. The site also currently provides a buffer between the developed area of Cambridge and the hinterland beyond the motorways. The site is an important countryside feature allowing Cambridge to remain closely connected to it's rural hinterland.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a SSSI</p> <p>Within 400m of an Ancient Woodland</p> <p>Within 200m of a Wildlife Site</p> <p>Any agricultural/industrial development that could cause air pollution, all general combustion, waste, and composting treatments will require consultation with Natural England. The site is 150m north of Madingley Wood SSSI cited for being an ancient woodland and for its educational value to the University of Cambridge. There are several areas of deciduous woodland that are listed on the 2014 National Forest Inventory and are likely to be classified as priority habitat. This includes a large central block of 7.4 ha. There are numerous watercourses and drains within the boundary that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a 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	Red	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>The site is clearly visible from the American cemetery which sits on higher ground and development on the lower half of the site would potentially harm the setting of the Grade I registered park and garden and the Grade II* memorial. To the east Madingley Hall also sits on higher ground and in the winter this site is again very visible from the Hall and within the Grade II* registered garden. Development across the whole site would potentially harm the setting of these heritage assets. It might be possible to develop the northern section of land.</p>
Archaeology	Amber	<p>Archaeological sites recorded in the area include a possible building of Roman date. Extensive evidence for Roman activity is recorded to the east.</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: 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: 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 require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre</p>

Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Possible link from A428 to M11 could be delivered. Requires consideration and links to GCP corridor with walking and cycling and Passenger Transport improvements with possible access to P&amp;R 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>This site is cross boundary but is mainly located within SCDC therefore SCDC Env Health view are a priority and should be sought. Road traffic noise levels, arising from the use of the M11, are very / relatively high along the eastern edge of the proposed site such that residential development immediately adjacent to the M11 and A428 to North and Madingley Rd to South would be extremely challenging. Development would have unacceptable adverse impacts on amenity / quality of life which are unlikely to be possible to mitigate.</p>
Air Quality	Amber	<p>Partially within SCDC AQMA and Large site and lots of residential units - potential for AQMA traffic impact without mitigation</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 1% Grade 2; 99% 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	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: HC4; HC3; 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 residential development is likely to be economically viable at an appropriate density.

### **Development Potential**

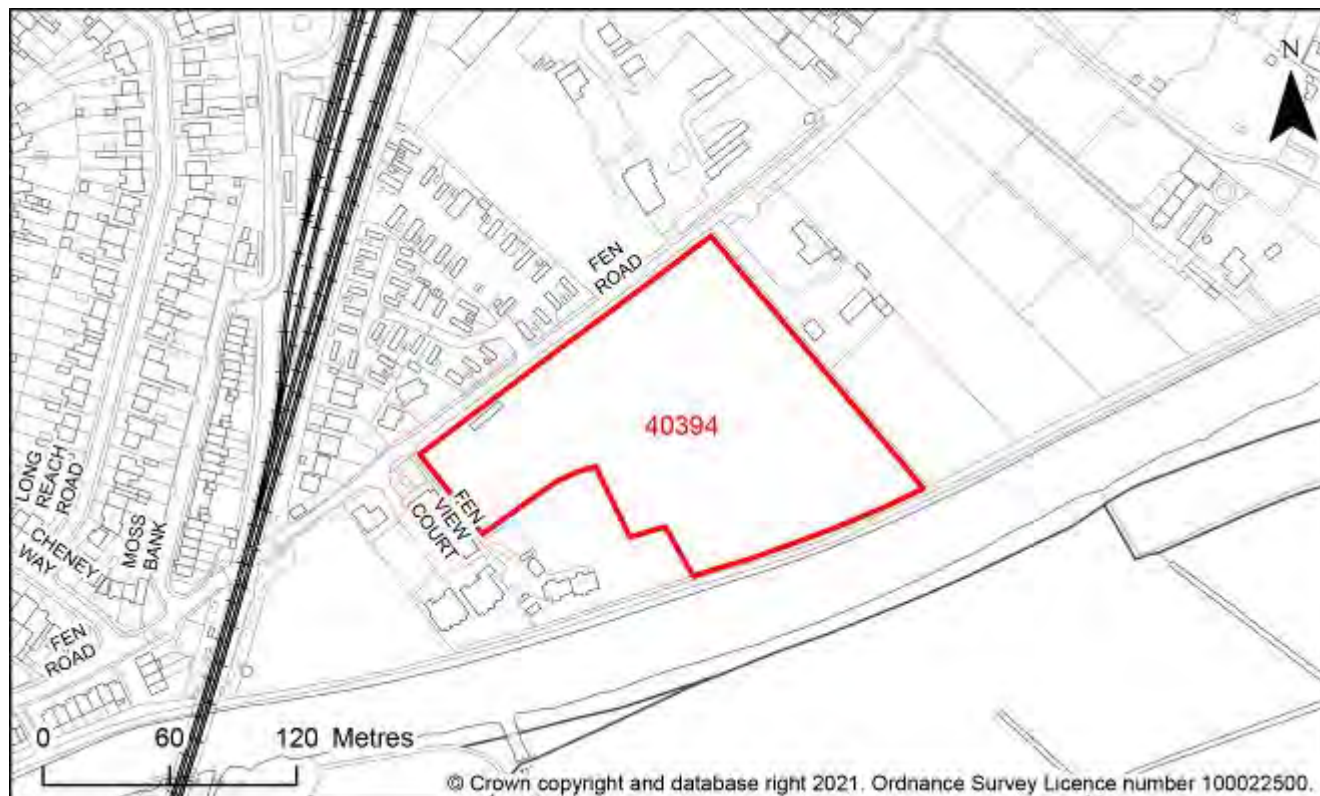
<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	21
Estimated dwelling units	4200
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Land at Fen Road, Cambridge, CB4 1UN

Site Reference: 40394

Map 720: Site description - Land at Fen Road, Cambridge



## Site Details

Criteria	Response
Site area (hectares)	1.89
Parish or Ward	Milton CP (DET); East Chesterton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
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  Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Wholly in Flood Zone 2  Partly in Flood Zone 3 (58%)  Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 46 The Fens  District Character: Chalklands  The site is also partly within the Cambridge District Boundary which applies the following characteristics to the site area:  Green Fingers and Corridors; Water Courses and Bodies; Setting; and Separation.  Landscape Character Assessment (2021) Landscape Character Area - 9A: Cam River Valley – Cambridge  The site is a riverside plot on the north side of the Cam. The proposed development could have an adverse impact on Ditton Meadows, Stourbridge Common and to some extent Fen Ditton Conservation Area. Views from the footpaths on the south side of the river allow for some very rural views with few intrusions of the city at the periphery. This inset of the countryside to the city is an important and protected asset of Cambridge. Some limited development on this site may be

Issue	Assessment	Comments
		appropriate, subject to detailed design and landscape mitigation measures to buffer the site from visibility from the river.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. The site is adjacent to the River Cam CWS, which is designated for being relatively unmodified by pollution and canalisation and for regular stands of pollard willow. The whole site is shown as floodplain grazing marsh and will require assessment against specific priority habitat indicators. If a significant proportion of the site is deemed to be priority habitat development will be unlikely (RED); however, if no priority habitat is found then the site could be developed with mitigation (AMBER). In addition there are standing trees, wooded areas, 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. A reduction in housing density would be required to provide this within the boundary.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Red</b>	<p>Within a Conservation Area</p> <p>This site overlooks the river Cam and has views into and out of the two conservation areas. The open views across the river Cam from Ditton Meadows is important to the setting of the two conservation areas and to retaining the rural edge between Fen Ditton and Cambridge. Development alongside the river would harm these views and the character of the conservation</p>

Issue	Assessment	Comments
		areas. The impact cannot not be reasonably mitigated.
Archaeology	Amber	Finds of Iron Age date are recorded in the vicinity.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	This development will have to consider the Cambridge East Area Action Plan and the Cambridge North East Action Plan. In addition to capacity assessments of the local highway network, the applicant must consider the impact on the development on the Fen Road level crossing. Strategic work is being carried out on the Fen Road level crossing at the moment by CCC and Network Rail. The applicant will need to review the outcomes of this study. As the site is located in the city, a high sustainable mode share will need to be achieved and high quality walking/cycling/public transport

Issue	Assessment	Comments
		infrastructure will need to be provided.  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: 70% Grade 4; 5% Non-Agricultural; 25% 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: BW11; FD8; CHE4  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.

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.

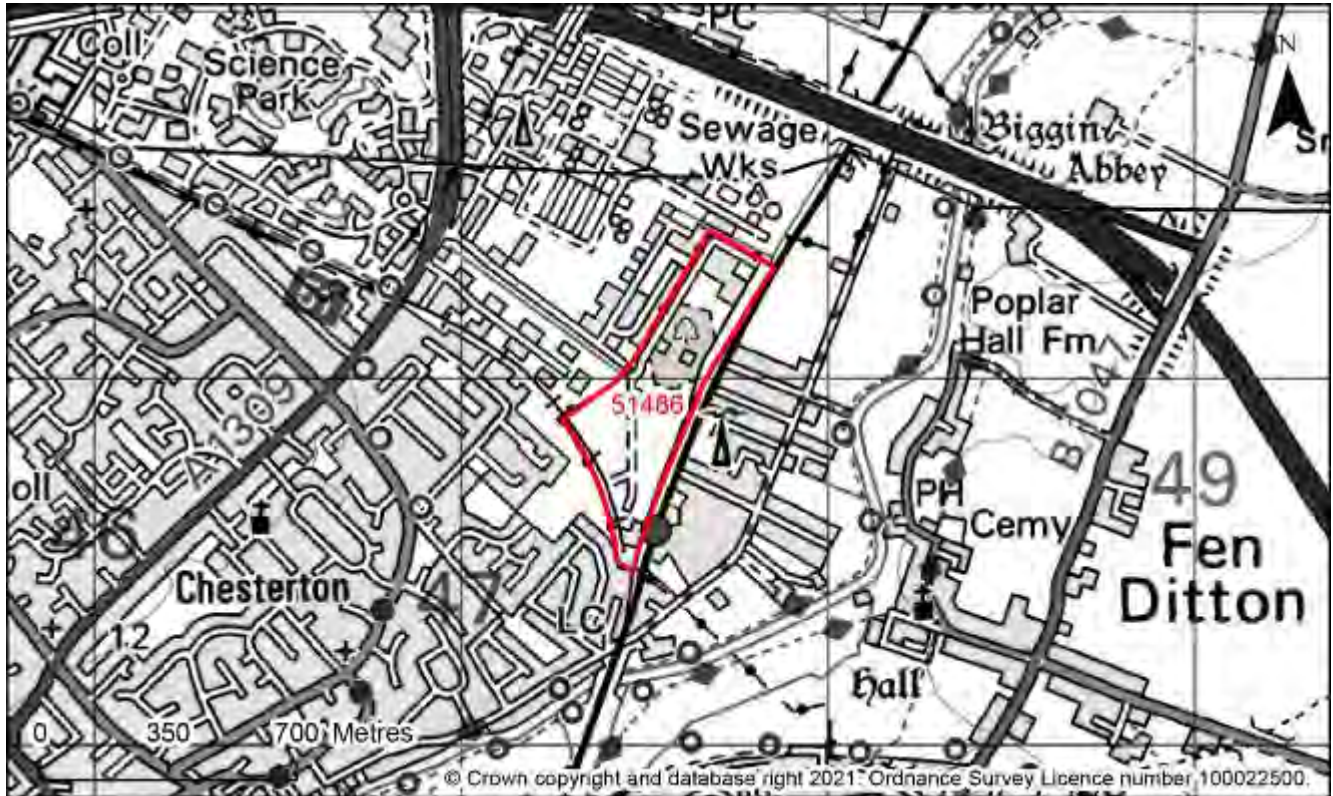
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	53
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 Cambridge North, CB4 1UN

Site Reference: 51486

Map 721: Site description - Land at Cambridge North



## Site Details

Criteria	Response
Site area (hectares)	18.19
Parish or Ward	Milton CP (DET); East Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Vacant/derelict land
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure



<b>Proposed employment floorspace (m<sup>2</sup>)</b>	60,000-90,000
<b>Proposed housing units</b>	600-900

## 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 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>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: 1% lies in a 1 in 100 year event</p> <p>14% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Amber</b>	<p>Landscape Character Designations and Assessment</p> <p>The site is 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>

Issue	Assessment	Comments
		<p>The District Character area is identified as Fen Edge Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site was previously railway sidings. The site already accommodates Cambridge North Station and currently has two development sites within it. There are significant views from Ditton Meadows to the east (protected open space) as well as longer views from the east, southeast and northeast. There are also views from residential areas to the south. Development of the site is achievable but due consideration of the height and density of the development must be made. Mitigation would initially be through appropriate master planning and architectural design as well as a strategic landscape mitigation strategy.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Site adjacent to Bramblefield Local Nature Reserve. Breeding birds, bats and reptiles known to be present. Former Chesterton sidings still host Open Mosaic Habitats with potential for scarce invertebrates and flora.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>SCDC Major Development Site. Site adjacent to protected open space (allotments), Brambles Local Nature Reserve and SCDC Green Belt. Development of the site may have a detrimental impact on the allotments, Local Nature Reserve and the Green Belt designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Development of the site could have a detrimental impact on the Fen Ditton Conservation Area on the other side of the river which is just beyond the caravan site to the east.</p>



Issue	Assessment	Comments
		but the impact could be reasonably mitigated. Need to be sensitive to heights.
Archaeology	Green	No significant archaeology 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 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: 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	Red	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	This site makes up part of the North East Cambridge Area Action Plan. The Highway Authority has already had high level discussions relating to the development of this site. The development must comply to trip budgets and car parking budgets set by the Area Action Plan (AAP) and will be expected to provide a high sustainable mode share.

Issue	Assessment	Comments
		<p>The sites within the AAP will require a compelling transport strategy to understand cumulative growth. Furthermore, sites in this area will have to make strategic financial contributions to the area transport package.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Red</b>	The proposed site will be affected by road traffic noise from nearby main roads and noise from nearby industrial/commercial activities but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. However, the site is not suitable for residential use due to the proximity of the Cambridge Waste Water Recycling Facility because of odour issues that cannot be suitably mitigated.
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>	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 75% Non-Agricultural; 25% Urban
Strategic Highways Impact	<b>Red</b>	<p>Within Highways England Zone 3 - A14 CNB</p> <p>No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

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

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

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

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

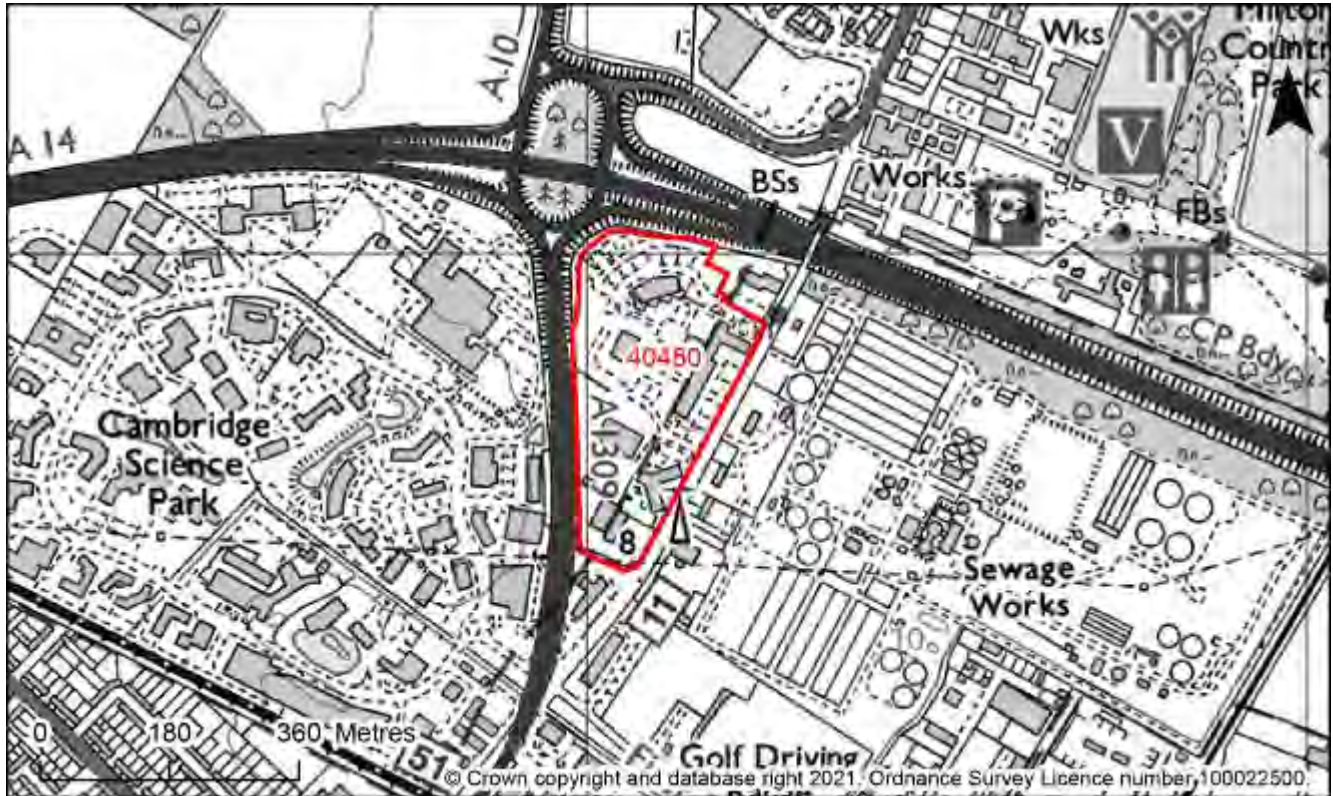
### **Development Potential**

Capacity and Delivery	Response
Estimated dwellings per hectare	49
Estimated dwelling units	900
Estimated employment space (m <sup>2</sup> )	-30000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

# SJC Innovation Park, Cowley Road, Cambridge, CB4 0WS

## Site Reference: 40480

Map 722: Site description - SJC Innovation Park, Cowley Road, Cambridge



### Site Details

Criteria	Response
Site area (hectares)	8.30
Parish or Ward	Milton CP; East Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Commercial/industrial
Proposed development	Non-Residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Community facilities
Proposed employment floorspace (m <sup>2</sup> )	35000

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

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	<p>Primarily within Development Framework</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</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: 3% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	<b>Green</b>	<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>The District Character area is identified as Fen Edge</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an existing business and research park with straddles the boundary between South Cambs District Council and Cambridge City Council. Entirely</p>

Issue	Assessment	Comments
		brownfied, the site is currently the subject of masterplanning applications with both councils to reconcile its future plans and achieve resilience. The landscape impacts on this site are low due to the existing nature of the site. Tree retention and additional planting encouraged.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any discharge of water or liquid waste of more than 20m<sup>3</sup> to ground a day may require Natural England consultation. The site is opposite to the Milton Road Hedgerows City Wildlife site, which have been designated as the hedgerows very nearly meet the criteria for a Country Wildlife site and will likely do so in the near future. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	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	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 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	Amber	<p>This site makes up part of the North East Cambridge Area Action Plan. The Highway Authority has already had high level discussions relating to the development of this site. The development must comply to trip budgets and car parking budgets set by the Area Action Plan (AAP) and will be expecting to provide a high sustainable mode share.</p> <p>The sites within the AAP will require a compelling transport strategy to understand cumulative growth. Furthermore, sites in this area will have to make strategic financial contributions to the area transport package.</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>Traffic Noise: The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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>

Issue	Assessment	Comments
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

### Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 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	-	Seek intensification through the AAP for employment uses.
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 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> )	35000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

# Land north of M11 and west of Hauxton Road, Trumpington, CB2 9NR

**Site Reference: 40048**

**Map 723: Site description - Land north of M11 and west of Hauxton Road, Trumpington**



## Site Details

Criteria	Response
Site area (hectares)	34.61
Parish or Ward	South Trumpington CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, 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>	No estimate given

## Site Assessment Summary

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

## Site Assessment

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

Issue	Assessment	Comments
Adopted Development Plan Policies	<b>Amber</b>	Outside Development Framework  Within or Partially within an Area of Major Change/Opportunity Area  Partially within the Cambridge Greenbelt (99%)
Flood Risk	<b>Amber</b>	Flood zone: Wholly in Flood Zone 1  Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	<b>Red</b>	National character Area 88 – The site and its surroundings represent a typical example of this landscape type.  District Character Area: Western Claylands the general description of landscape features accords with the national character area.  Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands  The land is part of the existing Southern Fringe Area

Issue	Assessment	Comments
		<p>Action Plan and is land retained as undeveloped, to create an enhanced gateway into the City between Hauxton Road and the River Cam inclusive of hedgerow planting, foot and cycle paths, wildlife habitat enhancements and noise attenuation. Development of the site for residential and mixed uses would have a significant adverse impact upon the wide and local landscape character, views, and the setting of Cambridge. The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground providing a gateway to the City. The removal of this landscape buffer between Trumpington Meadows and the M11 by extending development closer to the M11 would mean that the development uses the motorway as an enclosing element to Cambridge as it does to the northeast of the city with the A14. This enclosure of the city with motorways/highways is not characteristic for the setting of Cambridge. Even with a reduction in units and with landscape mitigation measures, the harm would still be significantly adverse and unacceptable.</p>
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>Any general combustion processes above 20MW input will require consultation with Natural England. The site lies adjacent to the Trumpington Meadows Country Park and contains grasslands and meadows, riverine habitat, wetlands, and large areas of open water. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within a Country Park</p> <p>Within or Partially within Country Park - Parks and Gardens</p>

Issue	Assessment	Comments
		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.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Scheduled Monument</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 an extensive prehistoric, Roman and Saxon landscape, including the Scheduled Roman settlement to the north. The site is also the location of a WWII prisoner of war camp.
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: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent links and junction. Need for new Passenger Transport, walking and cycling provision and also consider route through for New Trumpington 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 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. This site is cross boundary but is mainly located within SCDC Road traffic noise levels, arising from the use of the M11, are very / relatively high along the western edge of the development site such that residential development immediately adjacent to the M11 and Hauxton road would be challenging.
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
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: TR6  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	20
Estimated dwelling units	700

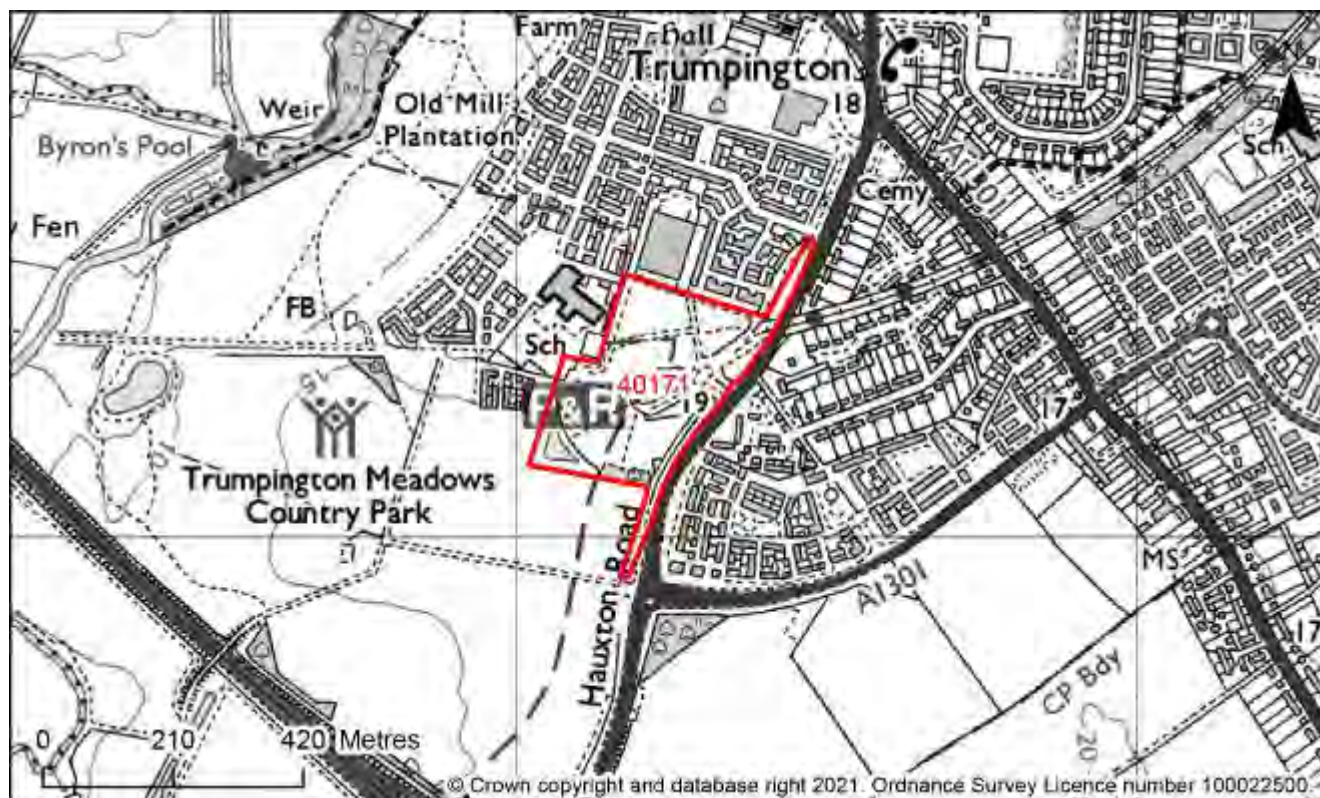
Estimated employment space (m <sup>2</sup> )	17500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years



# Trumpington Park and Ride site, Trumpington, CB2 9NN

Site Reference: 40171

Map 724: Site description - Trumpington Park and Ride site, Trumpington



## Site Details

Criteria	Response
Site area (hectares)	8.23
Parish or Ward	South Trumpington CP; Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Car park
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	290

## 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 an Area of Major Change/Opportunity Area</p> <p>Partially within the Cambridge Greenbelt (61%)</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>5% lies in a 1 in 100 year event</p> <p>12% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Landscape Character Designations and Assessment</p> <p>NCA 87 East Anglian Chalk</p> <p>District Character Area:</p> <p>The site is part of the urban area of Trumpington</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development could be achieved together with an improvement for the landscape character. The masterplan would need to be considerate of its neighbours by ensuring an appropriate landscape buffer with the school, John Lewis and housing.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Site adjacent to Trumpington Meadows Country Park, Byron's Pools Local Nature Reserve and the River Cam County Wildlife site. All new housing developments will require assessment of increased visitor pressure on these sites.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>The site is not adjacent to any known 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.</p>
Archaeology	Green	Archaeological works have previously been completed in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: 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>This site will be removing the existing Trumpington park and ride site to unlock the site for development. As the site is an existing travel hub, there are various sustainable routes to and from the site. The highway authority would require a very high sustainable mode share with little car usage. The site will have to address the change in public transport provision in the local area.</p> <p>The site must also consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The development will also have to consider its impact to the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads (M11 / Hauxton Rd - very HIGH traffic noise) but is acceptable in principle subject</p>

Issue	Assessment	Comments
		to appropriate zoning / layout of residential, 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	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: TR7  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**

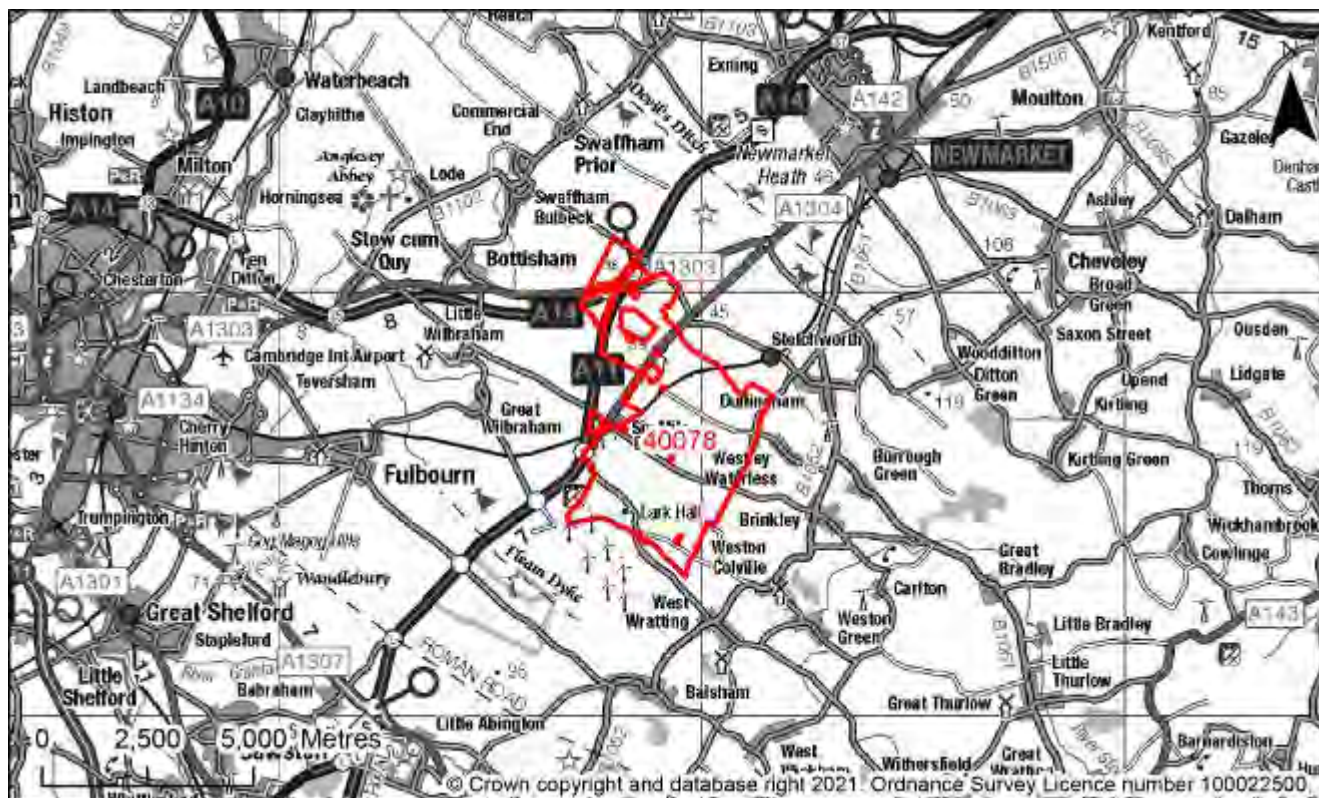
Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	290
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



# Land to the north, east and south of Six Mile Bottom, CB8 0UH

Site Reference: 40078

Map 725: Site description - Land to the north, east and south of Six Mile Bottom



## Site Details

Criteria	Response
Site area (hectares)	1770.17
Parish or Ward	West Wratting CP; Weston Colville CP; Little Wilbraham CP; Carlton CP; Great Wilbraham CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Office, Research and

	Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
<b>Proposed employment floorspace (m²)</b>	144000
<b>Proposed housing units</b>	2000

## 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>Partially Greenbelt within East Cambs District</p> <p>Within 250m of a Mineral Development Area</p> <p>Within or partially within Mineral and Waste Consultation Area</p> <p>Within or Partially within 400m of the District Boundary</p>
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: 1% lies in a 1 in 30 year event</p> <p>1% lies in a 1 in 100 year event</p> <p>3% lies in a 1 in 1000 year event</p>



Issue	Assessment	Comments
Landscape and Townscape	<b>Red</b>	<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. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 7A: Eastern Chalk Hills</p> <p>This is large and complex site. The site is partially outside the district in East Cambridgeshire; only the element of the site in SCDC has been assessed. The proposal would have a significant adverse impact on the local and wider landscape character, views and visual amenity. Even with landscape mitigation works the development would have a permanent adverse effect on both the landscape as a resource in its own right and effects on views and visual amenity.</p>
Biodiversity and Geodiversity	<b>Amber</b>	<p>Within a Wildlife Site</p> <p>The northern extent (within East Cambs) of the site is approximately 0.5 km from Newmarket Heath SSSI and 2.5 km from the Devils Dyke SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. The southern boundary lies adjacent to the Old Cambridge Road Verge CWS, cited for frequent numbers of at least 6 strong calcareous grassland indicators. Priority</p>

Issue	Assessment	Comments
		<p>habitats include broadleaved, young, mixed, deciduous, and coniferous woodland, and there is likely to be other priority habitats such as calcareous grassland given the underlying geology. Hedges and wooded boundaries are also found on site and likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is not on a protected open space designation, however Old Cambridge Road Verge CWS designated under SCDC Policy NH/5 is located on site perimeter. 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	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	Red	Extensive multi-period archaeology throughout the area including Scheduled Monuments and associated features which should be considered as equivalent status
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: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Amber	<p>Capacity issues on adjacent links and junction. Need for new Passenger Transport, walking and cycling provision. Potential for new railway station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	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 residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an 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	-	<p>Agricultural Land Classification: 37% Grade 2; 63% Grade 3</p> <p>24% lies in an EA Source Protection Zone 1; 90% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p>

		<p>Gas pipeline crosses or is within the site</p> <p>Watercourse crosses the site</p> <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.

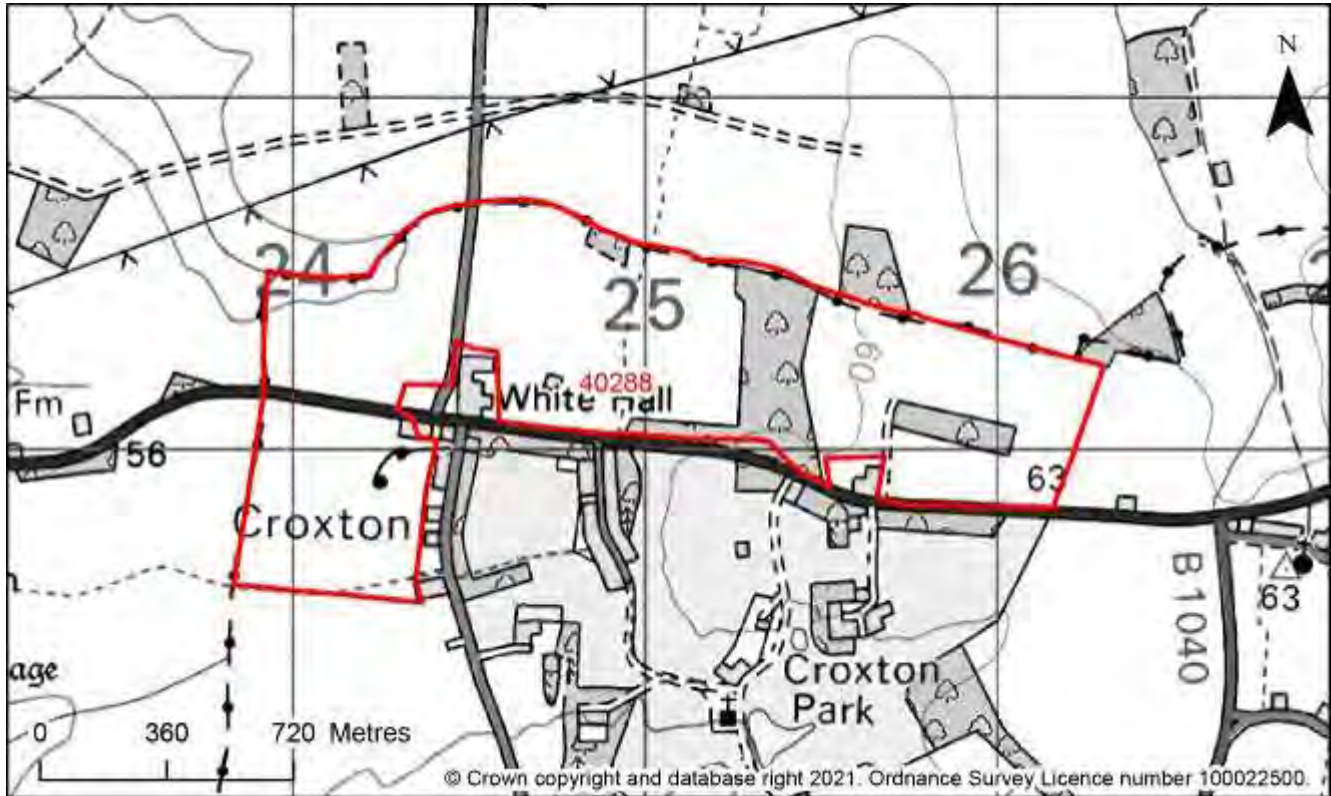
## Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	2000
Estimated employment space (m <sup>2</sup> )	144000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

# Land north and south of A428, Croxton, PE19 6SS

Site Reference: 40288

Map 726: Site description - Land north and south of A428, Croxton



## Site Details

Criteria	Response
Site area (hectares)	140.41
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	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, Gypsy and Traveller pitch, Office, Research

	and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
<b>Proposed employment floorspace (m<sup>2</sup>)</b>	-
<b>Proposed housing units</b>	4000

## 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  5% 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  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

Issue	Assessment	Comments
		<p>cover. The site and its surroundings represent a typical example of this landscape type.</p> <p>District Character Area: Western Claylands the general description of landscape features accords with the national character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands</p> <p>Such a large development would have significant landscape and visual impacts on the historic landscape to the south. The east and north of the site are very exposed with clear entirely open views available from the B1040 to the east, and from the local PROWs Development would form a new skyline in views from the east. Overall, the site has potential to produce significant negative landscape impacts to the Historic landscape to the south. However, it is possible that part of the site could be sensitively developed with suitable landscape mitigation.</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. Site contains extensive deciduous woodland which has been classified as priority habitat. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic.</p> <p>Development of the site may have a detrimental impact on a designated 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>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Scheduled Monument</p> <p>Within 100m of a Conservation Area</p>



Issue	Assessment	Comments
		Development may impact on the registered park & garden and listed buildings to the south including in Croxton. A Historic Impact Assessment should be undertaken to avoid/minimise impacts.
Archaeology	Amber	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Inadequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>
Site Access	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 requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved.

Issue	Assessment	Comments
		<p>This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428.</p> <p>A cumulative impact assessment will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
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: 100% Grade 2</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 9 - A428</p> <p>Capacity for growth but with potential constraint to local road network at Madingley</p>
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID:

**Available (Outcome = Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years, 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	28
Estimated dwelling units	4000
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